



Connells

Cotton Mews
Earl Shilton Leicester



Property Description

Nestled in a quiet residential cul-de-sac just off Station Road, enjoys a convenient and peaceful setting in the heart of Earl Shilton, a popular town in southwest Leicestershire. This modern development offers the perfect blend of community feel and accessibility, making it an excellent location for first-time buyers, families, and downsizers alike.

Within easy walking distance, Earl Shilton's vibrant high street offers a variety of local shops, supermarkets (including a Co-op and Tesco Express), cafés, pubs, and essential services such as banks, hairdressers, and a post office. The neighbouring town of Hinckley provides more extensive retail options at The Crescent, along with leisure facilities, restaurants, and entertainment venues.

The area is well-served by local schools, including Weavers Close CE Primary School, Heath Lane Academy, and St. Simon and St. Jude Church of England Primary School, all within close proximity, making it a great location for growing families.

Cotton Mews benefits from excellent road connectivity with easy access to the A47, A5, and M69, making commuting to Leicester, Coventry, and Birmingham straightforward. Hinckley railway station is just a short drive away, offering direct rail links to Leicester and Birmingham New Street.

With peaceful setting, excellent transport links, and close-knit community feel.



Ground Floor

Hallway

With laminate flooring, radiator and downstairs storage.

Kitchen/Diner

18' 7" x 8' 4" (5.66m x 2.54m)

Fully fitted kitchen with a range of wall and base units with wooden worktops, sink unit, fitted oven and extractor fan. With dining area and sliding doors to the rear.

Utility Room

7' 4" x 5' 9" (2.24m x 1.75m)

With tiled floor, base units, sink unit, plumbing for washing machine and door to the rear.

Study/Bedroom 4

9' x 8' 5" (2.74m x 2.57m)

With laminate flooring, radiator, fuseboard and window to the front.

Cloakroom

6' 1" x 2' 10" (1.85m x 0.86m)

With wash hand basin, toilet and radiator.

First Floor

Lounge

16' 2" x 15' 1" (4.93m x 4.60m)

With carpet floor, TV points, radiator and window to the front.

Bedroom 3

12' 1" x 8' 5" (3.68m x 2.57m)

With carpet floor, fitted wardrobe, radiator and window to the rear.

En-Suite

7' 8" x 5' 9" (2.34m x 1.75m)

With cubical shower unit, wash hand basin, toilet, radiator and frosted window.

Second Floor

Bedroom 1

14' 4" x 13' 1" (4.37m x 3.99m)

With carpet floor, fitted wardrobes and furniture, window to the front.

Bedroom 2

14' x 8' 8" (4.27m x 2.64m)

With laminate flooring, fitted furniture, radiator and window to the rear.

Bathroom

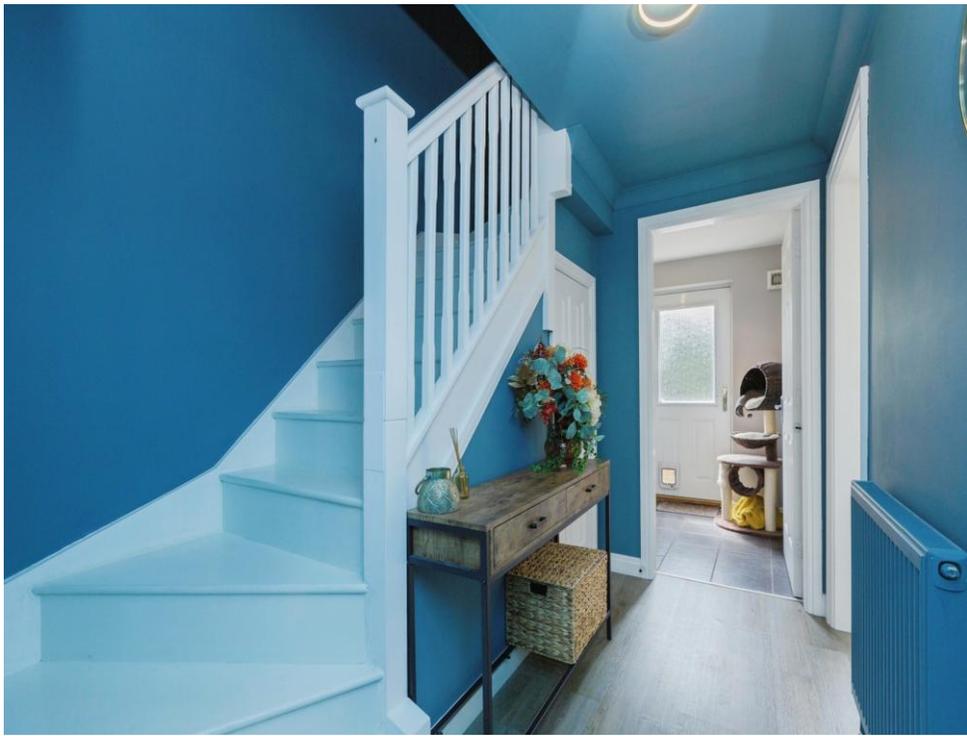
7' 4" x 5' 11" (2.24m x 1.80m)

Having a bath with shower over, chrome towel rail, wash hand basin, toilet and skylight window.

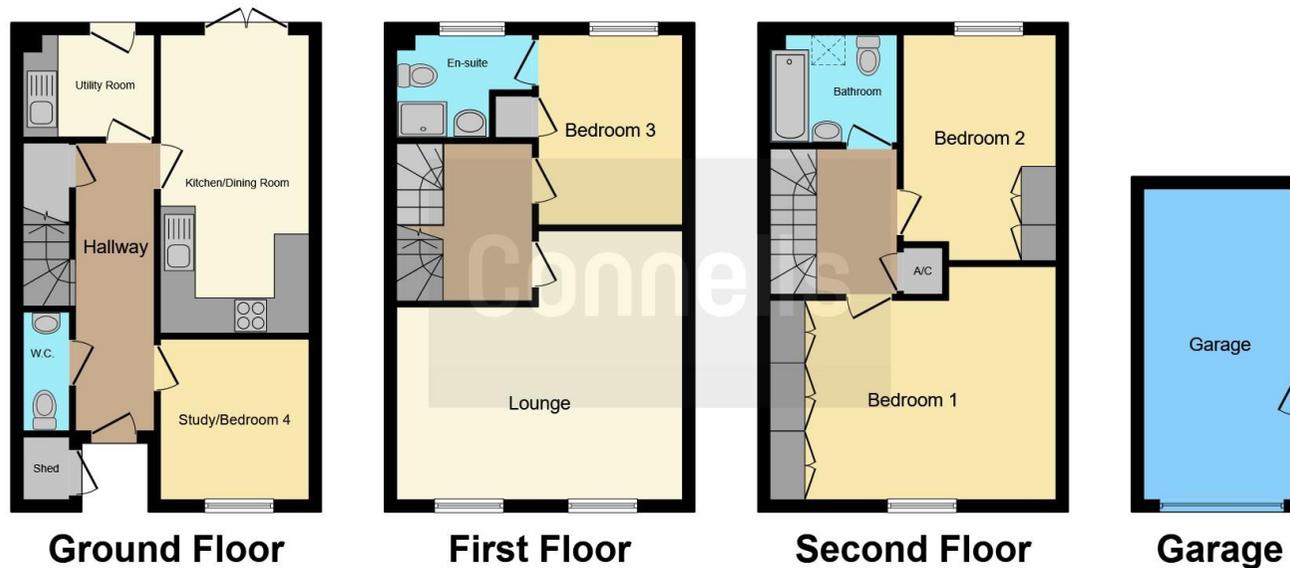
Outside

The property features from a garage (with power + lighting & up and over doors) to the rear as well as on street parking to the front. The rear garden with gated side access having a decking patio and lawn areas.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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T 01455 230523
E hinckley@connells.co.uk

88 Castle Street
 HINCKLEY LE10 1DD

EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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