



Connells

Stepping Stones Avenue
Earl Shilton Leicester



Property Description

Modern & Well-Presented Home in a Popular Residential Location

Situated within a well-established and sought-after residential area of Earl Shilton, offers comfortable and practical living space ideal for families, first-time buyers or investors.

The property enjoys a pleasant setting close to local amenities, schools and excellent transport links.

Located in a popular residential neighbourhood. Close to Earl Shilton town centre, offering shops, cafés and everyday amenities. Well placed for local primary and secondary schools.

Easy access to Hinckley and Barwell for a wider range of retail and leisure facilities. Excellent commuter links via the A47, A5 and M69, connecting Leicester, Coventry and Nuneaton. Nearby parks and green spaces provide great outdoor opportunities.

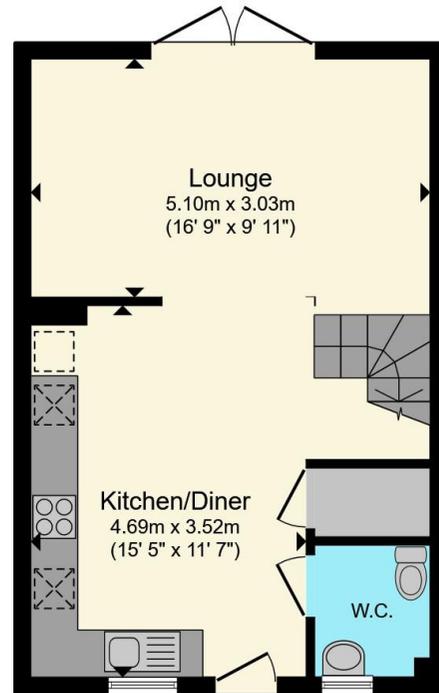
Fantastic opportunity to secure a well-located home offering comfort, convenience and strong commuter connections. Early viewing is highly recommended.



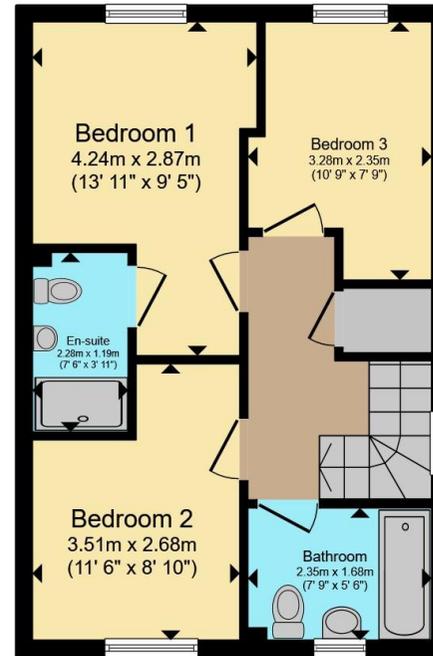








Ground Floor



First Floor

Total floor area 80.1 m² (862 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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88 Castle Street
HINCKLEY LE10 1DD

EPC Rating: B Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/HIN313778



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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