



1-5 New Street

Earl Shilton, Leicester, LE9 7FS

Nestled within a charming converted building in the highly sought-after village of Earl Shilton, Leicestershire, this stylish one-bedroom ground-floor apartment offers an ideal opportunity for first-time buyers, downsizers, or investors alike.

Set behind secure gated parking, with a secure intercom entry system, the property combines modern living with convenience and character.

Stepping inside, the entrance hall leads to a light-filled open-plan kitchen, dining and living space, featuring large feature windows which flood the room with natural light, enhancing the contemporary decor. The fitted kitchen provides ample storage and integrated appliances, creating a perfect space for everyday living and entertaining.

The apartment further comprises a well-proportioned double bedroom and a modern three-piece bathroom, both presented in excellent condition. Benefitting from gas central

Guide price £95,000

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- Sought-after village location in Earl Shilton, Leicestershire
- Secure intercom entry system
- Modern fitted bathroom
- Ideal for first-time buyers, downsizers or investors
- Ground-floor position within a characterful converted building
- Open-plan living/kitchen/dining area with large feature windows
- Close to local amenities and excellent transport links
- Secure gated parking to the rear
- Double bedroom
- 104 years remaining on the lease

Entrance Hall

6'9" x 2'6" (2.08 x 0.78)

Kitchen/Diner/Lounge

16'11" x 10'7" (5.17 x 3.23)

Bedroom

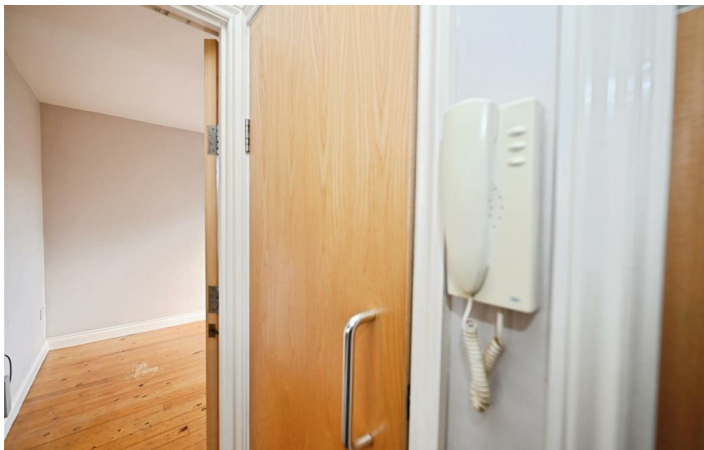
10'4" x 9'4" (3.16 x 2.87)

Bathroom

7'4" x 6'11" (2.26 x 2.13)



Directions



Floor Plan



Floor Plan
Floor area 39.9 sq.m. (430 sq.ft.)

Total floor area: 39.9 sq.m. (430 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

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