



**Connells**

High Street  
Earl Shilton Leicester



### Property Description

Well-Presented Home in a Central & Convenient Location

Positioned along High Street in the heart of Earl Shilton, offers generous and versatile accommodation with excellent access to local amenities. Ideal for first-time buyers, families, or investors, the property combines everyday convenience with well-proportioned living space.

Centrally located within Earl Shilton town centre. Walking distance to shops, cafés, pubs and everyday amenities. Well placed for local schools and community facilities.

Easy access to Hinckley, Barwell and surrounding areas. Excellent commuter links via the A47, A5 and M69, connecting Leicester, Coventry and Nuneaton. Nearby parks and green spaces for outdoor enjoyment.

Well-located home offering space, convenience and strong investment potential. Early viewing is highly recommended.



## Ground Floor

The ground floor features a welcoming dining room to the front, leading through to a comfortable lounge, with a fitted kitchen to the rear complete with electric oven, hob and sink unit. A useful utility area and additional storage enhance practicality.

## First Floor

Upstairs, the property offers well-proportioned bedrooms, including a generous main bedroom with built-in storage, alongside a further double bedroom. The family bathroom is fitted with a white suite including bath, WC and wash basin.

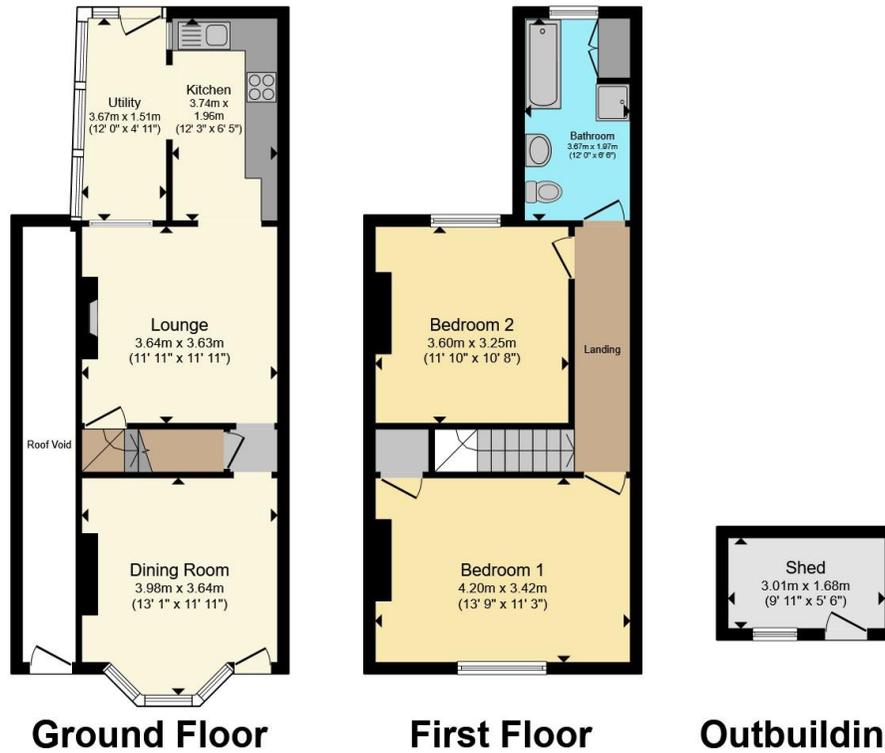
## Outside

Externally, the property benefits from a spacious rear garden with a useful outbuilding/shed, providing additional storage space. Overall, the home offers flexible living accommodation ideal for a range of buyers.









Total floor area 95.5 m<sup>2</sup> (1,028 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](http://www.propertybox.io)



To view this property please contact Connells on

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88 Castle Street  
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EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/HIN313819](http://connells.co.uk/Property/HIN313819)**



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.

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