



Connells

Heath Lane South
Earl Shilton Leicester

Heath Lane South Earl Shilton Leicester LE9 7PG

for sale offers over
£325,000



Property Description

This well-presented three-bedroom detached property offers spacious and comfortable accommodation, ideal for modern family living. Benefiting from a private driveway providing off-road parking, the home is situated in a sought-after residential location.

The ground floor features a welcoming entrance hall, a spacious lounge/diner offering plenty of room for both relaxing and entertaining, a well-appointed kitchen, and a practical utility room providing additional storage and space for appliances.

To the first floor are two double bedrooms, with a family bathroom including bath and separate walk-in shower.

To the second floor is a generous master bedroom with en suite shower room & walk-in wardrobe.

Outside, the property enjoys a private rear garden, perfect for outdoor dining and family activities.

Viewing is highly recommended to appreciate the accommodation and lifestyle this excellent home has to offer.

Buyers Aml Fee

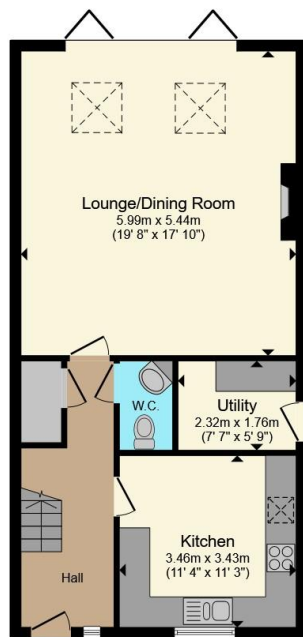
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead



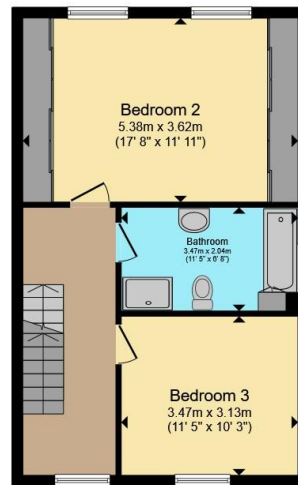




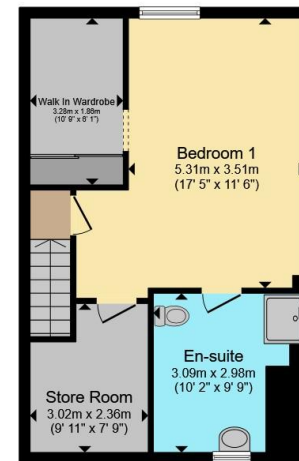




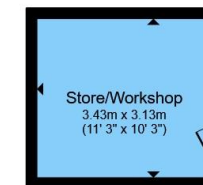
Ground Floor



First Floor



Second Floor



Outbuilding

Total floor area 166.6 m² (1,793 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

Connells

To view this property please contact Connells on

T 01455 230523
E hinckley@connells.co.uk

88 Castle Street
HINCKLEY LE10 1DD

EPC Rating: Council Tax
Awaited Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/HIN314097



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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