



Henry Collins Close | Earl Shilton | Leicester | LE9 7QQ

£1,200 Per month



KINGSWAY
— ESTATE AGENTS —

Key features

- Two Double Bedrooms
- Landscaped Rear Garden
- Two Vehicle Drive
- Council Tax Band: B
- Available Part or Unfurnished
- EPC Rating: B

Description

Kingsway Estate Agents are delighted to bring to the market this well-presented Two Double Bedroom family home, ideally situated in the heart of Earl Shilton. Located just a stone's throw from the bustling town centre, the property offers convenient access to a wide range of local amenities, as well as excellent transport links.

The property briefly comprises a spacious open-plan kitchen and living room, downstairs WC, useful utility cupboard, two double bedrooms, and a modern family bathroom.

Externally, the property benefits from a two-vehicle driveway to the front, providing off-road parking, along with access to a landscaped rear garden, ideal for relaxing or entertaining.

The property is available part or unfurnished and will be available from October 2026.

Properties of this quality and in such a convenient location are expected to generate significant interest. Early viewing is highly recommended to avoid disappointment.

EPC Rating: B



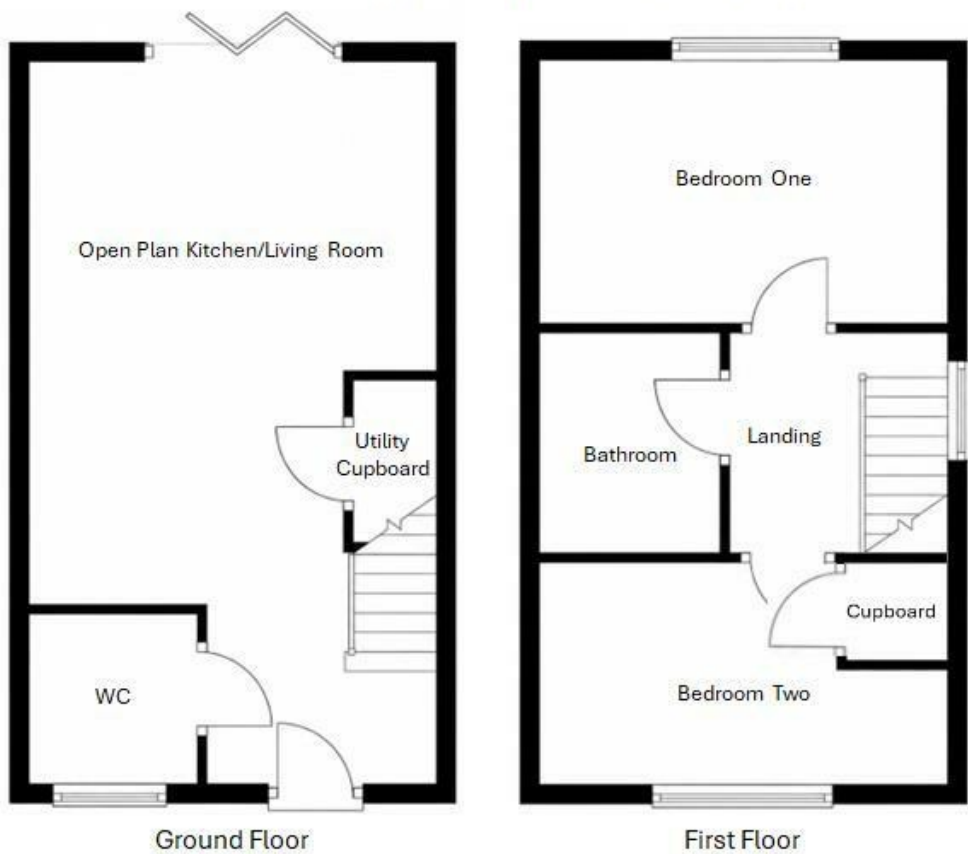






Floor plans

Total Floor Area Approx: 65 sq. metres (699 sq. feet)



The floor Plan is for illustration purposes only and may not be a representative of the property and is not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



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01926 760024

info@kingswayestateagents.co.uk

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