



Connells

Pescall Boulevard
Leicester



Property Description

A modern town house built in 2018 on a corner plot, conveniently situated within easy reach of shopping facilities, Abbey Park, the National Space Centre and the main A6 leading to Leicester city centre. The well presented accommodation comprises: lounge, inner hall with cloakroom off and a kitchen/diner to the ground floor, with two double bedrooms and a bathroom upstairs. Outside is a low maintenance rear garden with access to allocated parking at the rear of the property.

Cloakroom

With w.c. and wash hand basin.

Lounge

16' x 11' 5" (4.88m x 3.48m)

Composite door to the front, full height double glazed window, t.v. point, telephone point and door to an inner hallway.

Hallway

With storage cupboard and doors to the cloakroom and kitchen/diner.

Kitchen/diner

16' x 8' 3" (4.88m x 2.51m)

Fitted with wall and base units, work surfaces, built-in oven and hob with stainless steel cooker hood over, space for washing machine, dishwasher, tumble dryer and fridge/freezer, double glazed window to the rear and door to the rear garden.

First Floor Landing

With storage cupboard and loft access.

Bedroom 1

16' x 10' max (4.88m x 3.05m max)

Two double glazed windows to the rear, fitted wardrobe, air con unit and radiator.

Bedroom 2

14' x 8' 5" (4.27m x 2.57m)

Double glazed full height window to the front and radiator.

Bathroom

Bath with shower over, wash hand basin, w.c., heated towel rail and double glazed window to the front.

Outside

To the rear is a low maintenance rear garden mainly paved with a large storage shed and fenced boundary. Gated access leads to a parking area with two allocated spaces.

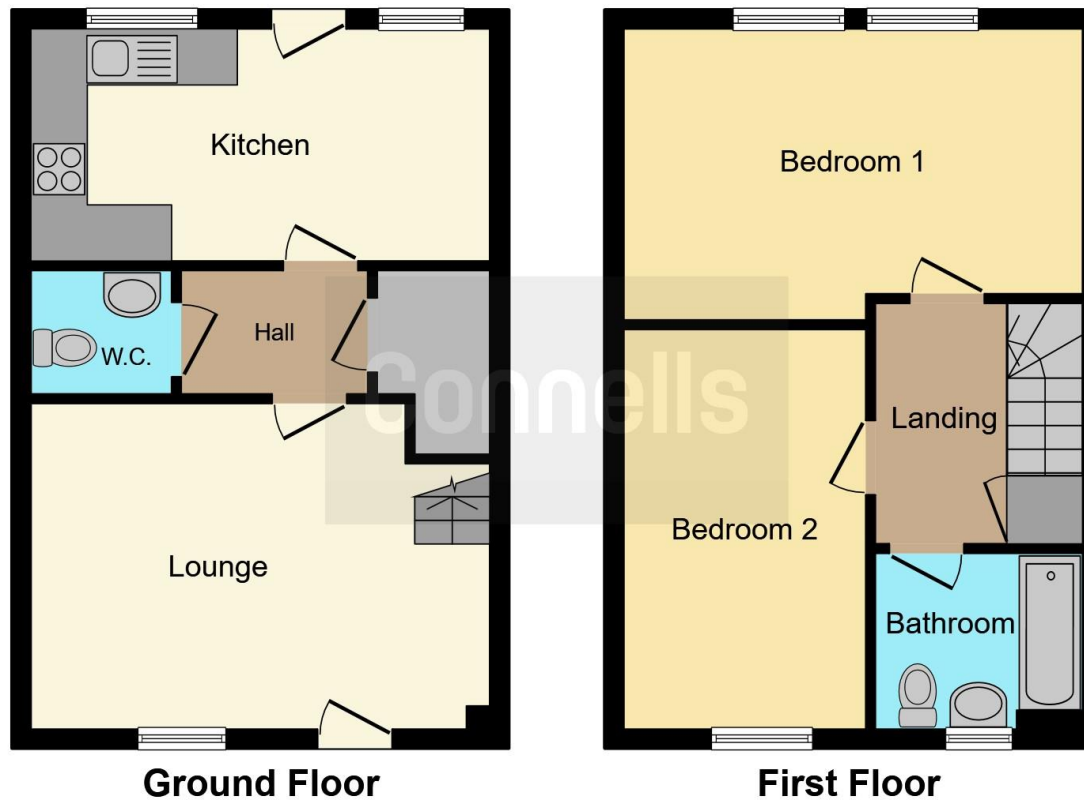
Agents Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: B

view this property online connells.co.uk/Property/LTR321134

Tenure: Freehold



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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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