



Connells

Lyme Road  
Leicester





## Property Description

This two bedroom terraced house is close to local amenities, places of worship, schools as well as excellent access to the City Centre. An ideal property for families with the local schools including Medway Community, Primary School, Crownhills, Madani high School and St Crispin's School. The accommodation is within easy reach of the Leicester Train Station which provides direct routes to London St Pancras in just over an hour as well as regular journeys to Birmingham New Street. Conveniently situated for a walk on Victoria Park, an ideal space for sports and leisure activities. The nearby Queens Road boasts further amenities with its specialist shops, bars, boutiques and restaurants.

The Accommodation comprises of a Lounge, Dining Room, Kitchen, Two Bedrooms, Shower Room and a Garden with On Street Parking available.

### Lounge

10' 8" x 12' 11" ( 3.25m x 3.94m )

A good sized lounge with a radiator, window and a carpet. The Lounge also leads towards the Dining Room

### Dining Room

14' 1" x 10' 9" ( 4.29m x 3.28m )

The Dining Room has a seating area ideal for families and leads towards the Lounge

### Kitchen

13' 6" x 6' 2" ( 4.11m x 1.88m )

With a window, combi boiler, freestanding appliances and spotlights

### First Floor

#### Bedroom One

12' 5" x 11' 1" ( 3.78m x 3.38m )

A double bedroom with a fitted wardrobe, radiator and a window

#### Bedroom Two

11' 11" x 8' 6" ( 3.63m x 2.59m )

A double bedroom with a window and a radiator

#### Shower Room

13' x 5' 11" ( 3.96m x 1.80m )

A Shower Room with a shower cubicle, tiles, sink, toilet, towel rack, and a window

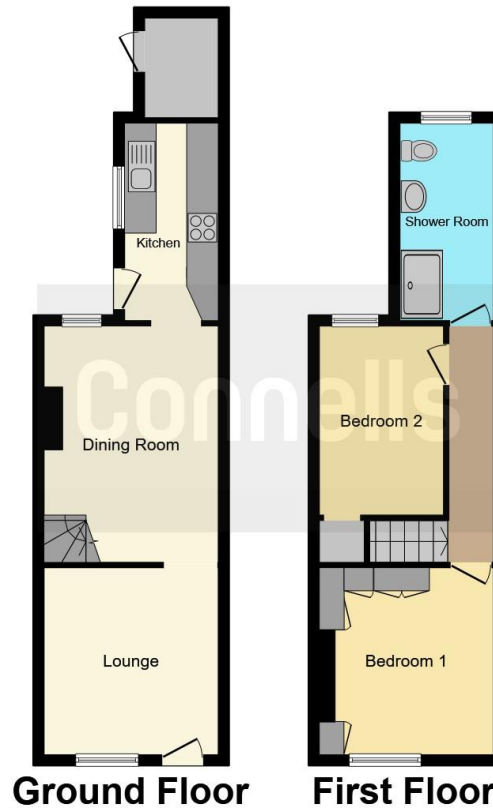












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties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

To view this property please contact Connells on

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**EPC Rating: D**

Tenure: Freehold

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