



Connells

Harrow Road  
LEICESTER



## Property Description

Leicester's West End is well placed for access to Leicester City Centre, Leicester Royal Infirmary, amenities and Universities. An ideal location for commuters with good access to Fosse Park Shopping Centre with good road links to the M69 and M1 motorways. Within a close proximity further shopping and amenities are available in Braunstone Gate and Narborough Road. The property is set over two floors comprising of an Entrance Hall, Living Room, Dining Room and Toilet with a storage room next to the WC on the Ground Floor with Three Bedrooms, Bathroom and a Landing to the First Floor. On Street Parking Available. There is also a Courtyard garden space. The property also benefits from a loft which has pull down access, it is both insulated and boarded with a skylight window. It also has the potential to become a fourth bedroom subject to planning permission. The Doors and windows have all been replaced within the last 10 years.

### Entrance Hall

Upon Entrance to the property the entrance hall comprises of a radiator and stairs leading towards the First Floor

### Living Room

10' 3" x 12' ( 3.12m x 3.66m )

With a bay window, wooden floor and a radiator

### Dining Room

10' 5" x 12' 9" ( 3.17m x 3.89m )

With wooden flooring, a window, radiator and a door leading towards the Kitchen. The Kitchen is a large kitchen diner with a good sized storage pantry.

### Toilet

A WC

### First Floor

### Landing

The landing leads towards three bedrooms and a bathroom

### Bedroom One

15' 2" x 12' ( 4.62m x 3.66m )

A spacious double bedroom with with a bay window, window, floorboards and a radiator

### Bedroom Two

9' 5" x 12' 9" ( 2.87m x 3.89m )

A double bedroom with a radiator, window and a carpet

### Bedroom Three

9' x 10' ( 2.74m x 3.05m )

With a carpet, window and a radiator

### Bathroom

5' 3" x 5' 8" ( 1.60m x 1.73m )

With a WC, sink, bath 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**

**view this property online [connells.co.uk/Property/LTR321747](http://connells.co.uk/Property/LTR321747)**

Tenure: Freehold



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