



**Connells**

Westcotes Drive  
Leicester



## Property Description

The property has great access to a range of everyday local amenities, De Montfort University, University of Leicester, local schooling, Leicester City Centre, Royal Infirmary, Leicester General Hospital and the Leicester Train Station. Just a short distance away you will find further shopping amenities on Narborough Road. The property is also well placed for its good transport links with motorway access to the M1 and M69, regular bus routes running to and from the City Centre and Fosse Park Shopping Centre. Additionally Leicester Train Station offers direct links to Birmingham New Street and London St Pancras. The Accommodation comprises of Six good sized bedrooms, Lounge, Dining Room, Kitchen and a Bathroom. To the rear of the property there is a garden with outbuildings for storage. There is also On Street Parking available

### Lounge

12' 9" x 16' ( 3.89m x 4.88m )

With a radiator, a bay window and a TV Point

### Dining Room

10' 4" x 13' 8" ( 3.15m x 4.17m )

With a radiator and a window

### Kitchen

18' 11" x 9' 2" ( 5.77m x 2.79m )

With tiled flooring, with space for an oven and a Fridge Freezer. The Kitchen also comprises of a sink and cupboards. There is also a utility room joined to the kitchen

### Bedroom One

14' 7" x 15' 7" ( 4.45m x 4.75m )

A double bedroom with three windows and a sink

### Bedroom Two

10' 6" x 13' ( 3.20m x 3.96m )

A double bedroom with a radiator, window, sink and floorboards

### Bedroom Three

9' x 6" ( 2.74m x 1.83m )

A double bedroom with a window and a sink

### Bedroom Four

11' 6" x 7' ( 3.51m x 2.13m )

A double bedroom with a window, TV Point, radiator and a sink

### Bedroom Five

8' 11" x 12' ( 2.72m x 3.66m )

A double bedroom with a window, radiator and a sink

### Bedroom Six

10' 4" x 13' 10" ( 3.15m x 4.22m )

A double bedroom with a radiator and a window

### Bathroom

With a bath, WC, floorboards 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/LTR321767](http://connells.co.uk/Property/LTR321767)**

Tenure: Freehold



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.

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