



Connells

Duncombe Road
Leicester



Property Description

The property can be found down a Heathley Park area of Leicester close to the Glenfield area, based off Groby Road within close proximity to local shops, places of worship, major transport links and local schools including English Martyrs.

The property offers sophisticated living with a spacious layout whilst maintaining that homely feel.

As you enter the property you are welcomed by an impressive entrance hallway offering access to the ground floor areas of the property, with an access to a downstairs w/c, dining room and spacious lounge. As you proceed towards the rear you will find the kitchen with an access to the utility room and sliding door access to the garden.

The first floor giving an access to all four bedrooms and the family bathroom. Also bedroom one is inclusive of an en-suite.

This property also benefits from a garage with driveway, front garden feature & a spacious rear garden.

Ground Floor

Hallway

9' 3" x 9' 9" (2.82m x 2.97m)

Having a carpet floor, radiator & access to the rooms

Lounge

10' 8" x 15' 3" (3.25m x 4.65m)

Having a carpet floor, radiators, ornamental fire place & bay window to the front aspect

Dining Room

9' 2" x 11' (2.79m x 3.35m)

having a carpet floor, radiator & patio door to the rear garden

Kitchen/Breakfast Room

13' 6" x 13' 5" (4.11m x 4.09m)

Spacious area fitted with a range of wall and base units, sink unit, built in hob/oven with an extractor fan over, window and patio door to the rear garden & access to the utility room

Utility Room

6' 3" x 7' 3" (1.91m x 2.21m)

Having a radiator, plumbing for washing machine, sink unit & work top surface

Downstairs Toilet

2' 9" x 6' 1" (0.84m x 1.85m)

Having a toilet & wash hand basin

First Floor

Bedroom 1

13' 4" x 11' 2" (4.06m x 3.40m)

Having a carpet floor, radiator & window to the rear garden

En-Suite

4' x 7' 5" (1.22m x 2.26m)

Having carpet floor, radiator, wash hand

basin, toilet & cubical shower

Bedroom 2

10' 9" x 11' 3" (3.28m x 3.43m)

Having a carpet floor, radiator & window to the rear garden

Bedroom 3

10' 9" x 9' 5" (3.28m x 2.87m)

Having a carpet floor, radiator & window to the front

Bedroom 4

8' 2" x 9' 9" (2.49m x 2.97m)

Having a carpet floor, radiator & window to the front

Family Bathroom

10' 9" x 5' 5" (3.28m x 1.65m)

Having carpet floor, radiator, wash hand basin, toilet & bath with shower over

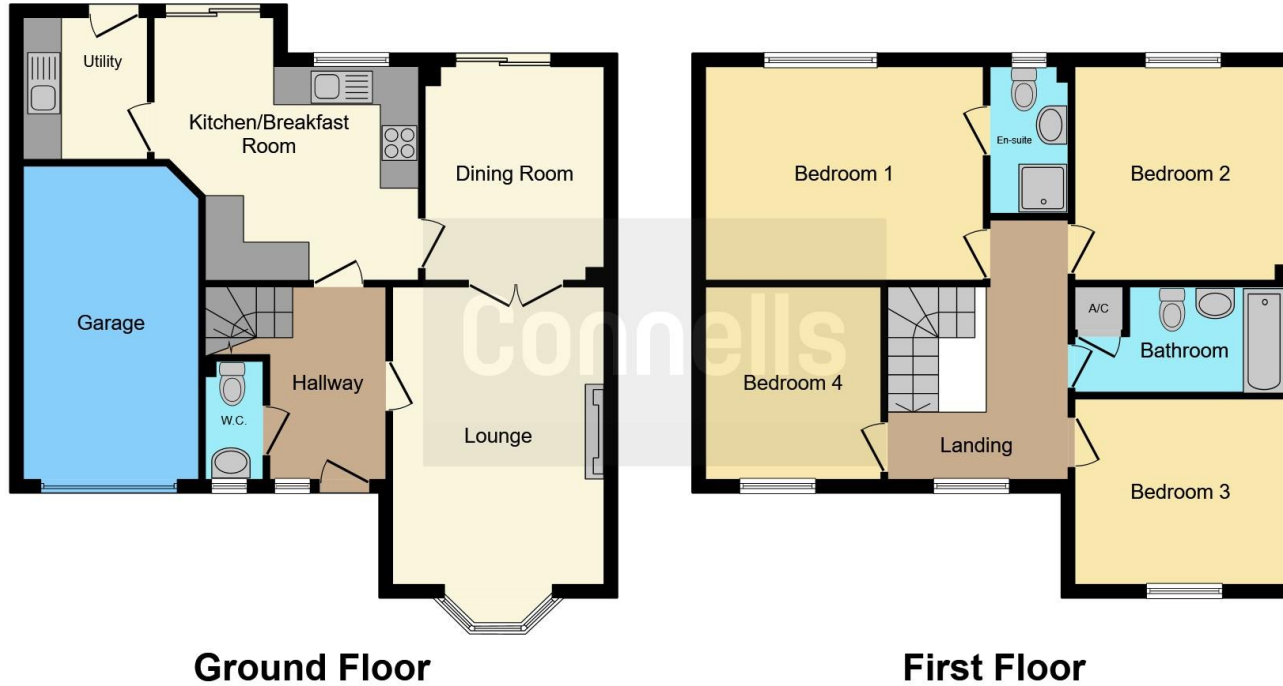
Garage

12. 2 sq. m.









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/LTR322135

Tenure: Freehold



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