



**Connells**

Champion Close  
Leicester





## Property Description

This three-bedroom semi-detached property, complete with a garage and off-road parking. Conveniently located near local amenities, including schools and Leicester General Hospital.

The ground floor briefly comprises entrance porch, hallway with the storage cupboard, downstairs shower room, modern and spacious kitchen, lounge room & cosy spare diner/study or optional bedroom. On the first floor there is two double and one single bedrooms with a shower room.

At the front, the property features a garage and off-road parking. The rear garden is predominantly paved with a small lawn area. Ideal for those seeking their first home or an investment opportunity.

## Ground Floor

### Hallway

Having a radiator, storage and access to the rooms

### Shower Room

Having a toilet, wash hand basin and a shower

### Lounge

Having a carpet floor, radiators, window to the front and access to the 4th bedroom

### Kitchen/Dining Room

Having a tiled floor, radiator, a range of wall and base units, sink unit, kitchen-island, skylight window as well as the access and window to the rear

### Study/ Optional Bedroom

Carpet Floor, radiator and window to the rear

## First Floor

### Bedroom 1

Having a carpet floor, radiator, fitted wardrobe and window to the front

### Bedroom 2

Having a carpet floor, radiator, fitted wardrobe and window to the front

### Bedroom 3

Having a carpet floor, radiator, fitted wardrobe and window to the rear

### Shower Room

Having a toilet, wash hand basin, towel

radiator, window and a cubical shower















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/LTR320497](http://connells.co.uk/Property/LTR320497)**

Tenure: Freehold



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