



**Connells**

Ryder Road  
Leicester



## Property Description

Located close to a range of amenities including local parks and a nature reserve, well serviced bus routes to Leicester city centre, local schooling, a Tesco Express and food takeaways. Major road networks including the M1, M69, A46 and A47 are all within convenient access.

Modern and stunning house comprises spacious lounge & kitchen/dining room on the ground floor.

Two double bedrooms & family bathroom to the first floor.

Outside, there is a driveway & rear garden has a paved patio leading to a gravelled area.

## Ground Floor

### Kitchen/Dining Room

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

Fitted with a range of wall and base units, sink unit, built in oven & hob, dining area & window to the front

### Lounge

12' 9" x 15' 3" ( 3.89m x 4.65m )

Having a hardwood floor, radiator & window to the rear

## First Floor

### Bedroom 1

12' 7" x 8' 8" ( 3.84m x 2.64m )

Having a hardwood floor, radiator & window to the front

### Bedroom 2

12' 8" x 8' 4" ( 3.86m x 2.54m )

Having a hardwood floor, radiator & window to the rear

### Bathroom

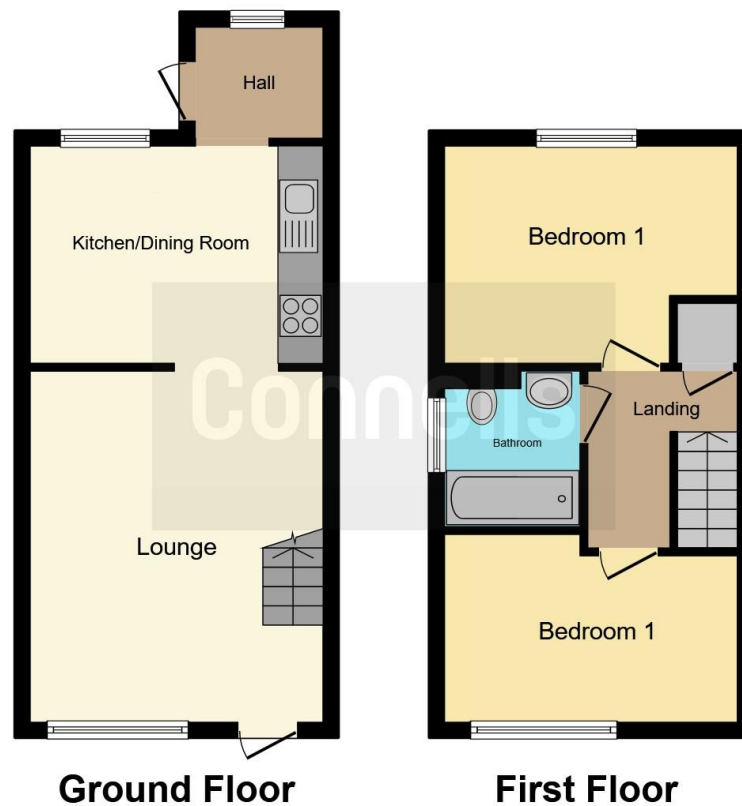
6' 9" x 5' 10" ( 2.06m x 1.78m )

Fitted with a bath with shower over, wash hand basin, toilet & towel radiator









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: C**

**view this property online [connells.co.uk/Property/LTR322422](http://connells.co.uk/Property/LTR322422)**

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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