



**Connells**

Ingarsby Drive  
Leicester



## Property Description

Well-presented four bedroom detached house situated within a highly sought after location in LE5 area having an excellent local amenities and good transport links.

To the front of the property there is a good-sized driveway for 5 vehicles and garage.

Upon entering through the porch, you find yourself in the welcoming hallway having a built in storages and access to the guest toilet, spacious lounge room, diner & kitchen with an access to the utility room, home office/playroom & garage.

Leading to the first floor you'll find four bedrooms, bathroom & separate toilet.

To the rear, there is a low maintenance spacious rear garden.

## Ground Floor

### Porch

### Hallway

10' 2" x 8' 6" ( 3.10m x 2.59m )

### Kitchen

12' x 9' 1" ( 3.66m x 2.77m )

Having a range of wall and base units, sink unit & access to the diner & inner hallway

### Dining Room

12' x 9' 1" ( 3.66m x 2.77m )

Having a carpet floor, radiator & window to the rear

### Lounge

11' 6" x 21' 1" ( 3.51m x 6.43m )

Having a carpet floor, radiator, electric fireplace, windows to the side and front & patio door to the rear garden

### Home Office/storage

8' 1" x 13' 5" ( 2.46m x 4.09m )

### Utility Room

4' 9" x 5' 6" ( 1.45m x 1.68m )

### Toilet

4' 4" x 2' 7" ( 1.32m x 0.79m )

## First Floor

### Bedroom 1

11' 5" x 12' 1" ( 3.48m x 3.68m )

Having a carpet floor, radiator & window to the rear

### Bedroom 2

11' 6" x 10' 9" ( 3.51m x 3.28m )

Having a carpet floor, radiator & window to the front

### Bedroom 3

12' x 8' 10" ( 3.66m x 2.69m )

Having a carpet floor, radiator & window to the rear

### Bedroom 4

8' 10" x 9' 7" ( 2.69m x 2.92m )

Having a carpet floor, radiator, built in wardrobes & window to the front

### Bathroom

8' 4" x 6' 2" ( 2.54m x 1.88m )

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

### Toilet

4' 11" x 2' 4" ( 1.50m x 0.71m )

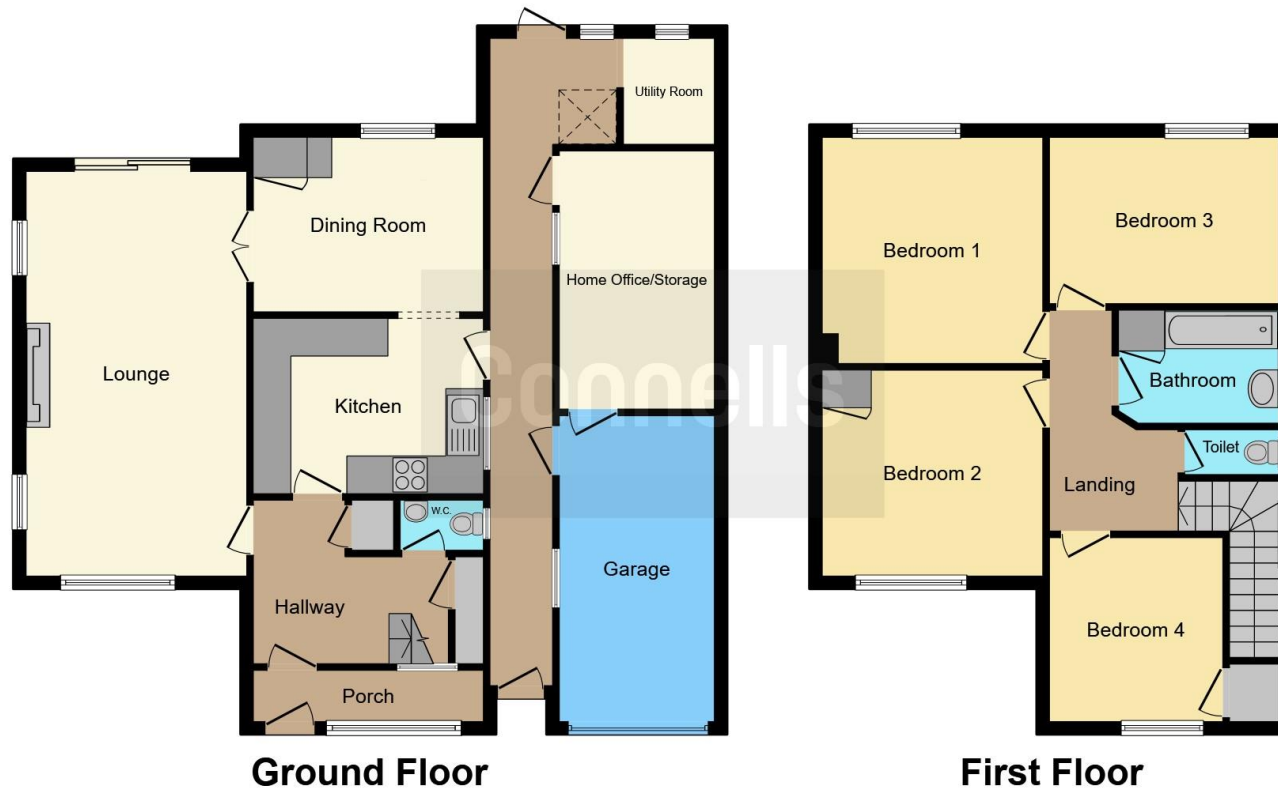
### Garage

12. 02. 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.

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**EPC Rating: C**

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Tenure: Freehold



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Property Ref: LTR322509 - 0003