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Cardinals Walk
Leicester



Property Description

Situated in the highly sought out postcode of LE5 the property is set in a prime location and benefits from good road links to the M1 and M69 motorways as well as the A46 and A47. Leicester Train Station offers direct links to London St Pancras and Birmingham New Street. Buses are easily accessible with routes to and from the City Centre and the surrounding areas. The University of Leicester, De Montfort University, Leicester Royal Infirmary and The General Hospital are just a short distance away. Within close proximity are many top rated schools with an array of further amenities located in the nearby Uppingham Road.

Upon entering the property you step into an entrance porch leading to a hallway with an access to the playroom & open plan living/dining/kitchen area, further utility & shower rooms on the ground floor.

To the first floor, there is a two double & cosy single bedrooms with family bathroom.

Driveway to the front & good-sized rear garden having a lawn, patio & play areas

Ground Floor

Porch

Hallway

6' 7" x 12' 8" (2.01m x 3.86m)

Having a tiled floor & under stairs cupboards

Playroom

11' 8" x 13' 5" (3.56m x 4.09m)

Having a laminate flooring, radiator, ornamental fireplace & bay window to the front

Lounge/diner/living Room

24' 8" x 23' 11" (7.52m x 7.29m)

Having a laminate flooring, radiators, ornamental fireplace, bifold doors to the rear garden & access to the utility room; Kitchen area fitted with a range of wall and base units, built in dishwasher, microwave and oven, breakfast bar area, window to the rear & skylight windows

Utility Room

5' 11" x 4' 10" (1.80m x 1.47m)

Having a radiator, range of a wall units & plumbing for washing machine

Shower Room

5' 10" x 5' 6" (1.78m x 1.68m)

Having a shower unit, wash hand basin, toilet & radiator

First Floor

Bedroom 1

11' 7" x 13' 8" (3.53m x 4.17m)

Radiator & window to the front

Bedroom 2

11' 6" x 11' 9" (3.51m x 3.58m)

Radiator & window to the rear

Bedroom 3

7' 6" x 7' 6" (2.29m x 2.29m)

Carpet floor, radiator & window to the front

Bathroom

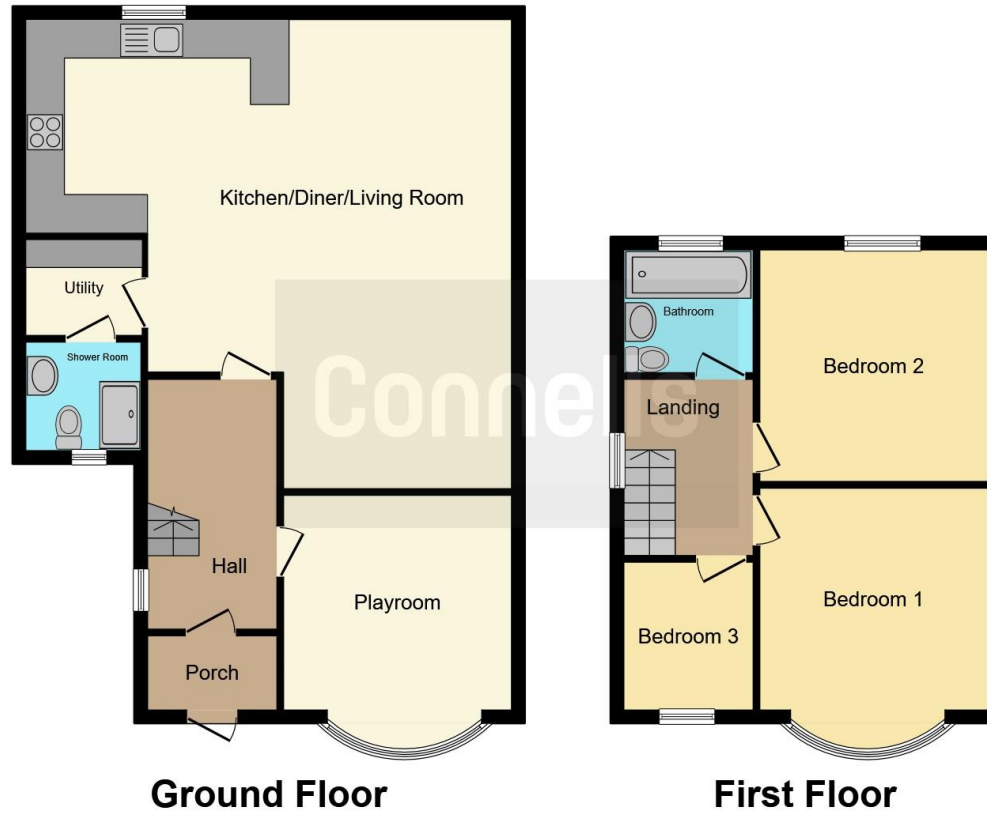
6' 7" x 6' 3" (2.01m x 1.91m)

Fitted with a bath with shower over, wash hand basin, toilet, radiator & windows to the side and rear aspect









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

Tenure: Freehold

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