





## **Kitchen**

11' 9" x 10' 2" ( 3.58m x 3.10m )

Fitted with a range of wall and base units, sink unit, main boiler, plumbing for washing machine & patio door to the rear garden

## **Utility Room**

7' 6" x 10' 10" ( 2.29m x 3.30m )

Radiator & laminate floor

## **Pantry**

7' 4" x 2' 5" ( 2.24m x 0.74m )

## **Shower Room**

7' 5" x 4' 8" ( 2.26m x 1.42m )

Fitted with a cubical shower, wash hand basin & toilet

## **First Floor**

### **Bedroom 1**

14' 3" x 9' 2" ( 4.34m x 2.79m )

Having a carpet floor, radiator, fitted wardrobes & windows to the front

### **Bedroom 2**

15' 4" x 8' 7" ( 4.67m x 2.62m )

Having a carpet floor, radiator & window to the front

### **Bedroom 3**

7' 10" x 15' 4" ( 2.39m x 4.67m )

Having a carpet floor, radiator & window to the rear



## Property Description

Excellent located close to well reputed schools and colleges within easy reach – good transport links – walking distance to local shops. Good Transport Links are available to all the surrounding areas as well as towards, Leicester Town Centre, Train Station, Royal Infirmary and Leicester General Hospital.

Provides entrance porch leading to the hallway, lounge, dining room, spacious kitchen with an access to the utility room & downstairs shower room on the ground floor.

On the first floor, there is four cosy bedrooms & family bathroom.

Externally property comprises good-sized driveway and garage to the front & low maintenance garden to the rear.

## Ground Floor

### Hallway

3' 7" x 9' 5" ( 1.09m x 2.87m )

Access to the lounge

### Lounge

12' 4" x 13' 2" ( 3.76m x 4.01m )

Having a carpet floor, radiator, ornamental fireplace, access to the under stairs storage & window to the front

### Diner

7' 5" x 10' 6" ( 2.26m x 3.20m )

Carpet floor & access to the kitchen

### Bedroom 4

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

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

### Bathroom

5' 6" x 6' 2" ( 1.68m x 1.88m )

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

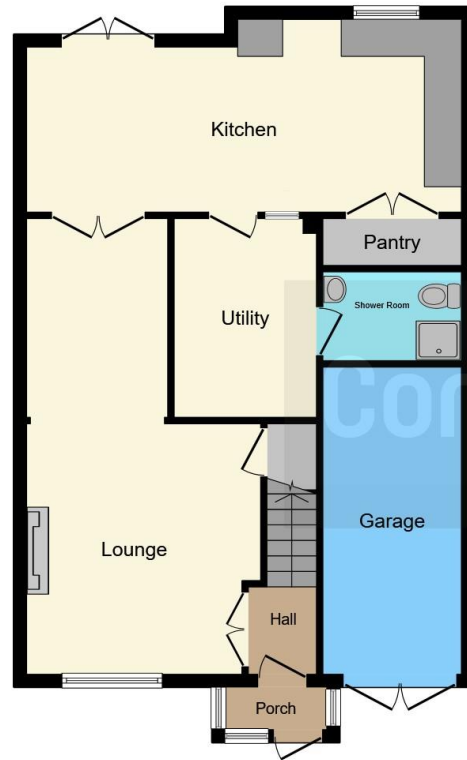
### Garage

11.13 sq. m.









**Ground Floor**



**First Floor**

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To view this property please contact Connells on

**T 0116 262 0022**  
**E [leicester@connells.co.uk](mailto:leicester@connells.co.uk)**

22-24 Halford Street  
LEICESTER LE1 1JB







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**EPC Rating: C**



Tenure: Freehold

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