



Connells

Abbotts Close
Syston Leicester



Property Description

Well-appointed three bedrooms end-terraced house located with an easy access to main roads leading to the motorway and the city centre. Local amenities, including a retail park, are just a stone's throw away, making daily life incredibly convenient.

As you step inside, you'll be greeted by a living and dining area, fitted kitchen with an access to the bright and beautiful conservatory room on the ground floor.

Moving upstairs you'll find two double bedrooms & one cosy single bedroom and family bathroom.

The property also provides front & rear gardens and allocated on-street parking.

Ground Floor

Porch

Lounge/dining Room

11' 3" x 16' 4" (3.43m x 4.98m)

Having a laminate flooring, radiators, walk in storage & good-sized window to the front

Kitchen

14' 4" x 8' 5" (4.37m x 2.57m)

Fitted with a range of wall and base units, sink unit, plumbing for a dishwasher & washing machine, built in hob and oven, window and door to the conservatory

Conservatory

8' 10" x 13' 4" (2.69m x 4.06m)

First Floor

Bedroom 1

13' 4" x 8' 4" (4.06m x 2.54m)

Having a laminate flooring, radiator, fitted wardrobes & window to the front

Bedroom 2

8' 4" x 10' (2.54m x 3.05m)

Having a laminate flooring, radiator & window to the rear

Bedroom 3

7' 7" x 8' 2" (2.31m x 2.49m)

Having a laminate flooring, radiator & window to the front

Bathroom

7' 11" x 5' 9" (2.41m x 1.75m)

Having a bath, wash hand basin & toilet









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 0116 262 0022
E leicester@connells.co.uk

22-24 Halford Street
 LEICESTER LE1 1JB

EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/LTR322684



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LTR322684 - 0008