



**Connells**

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.

The ground floor comprises of an entrance porch leading to a hallway, front facing dining room, lounge room with patio door to the garden, kitchen and downstairs toilet.

To the first floor there is one single and two double bedrooms with a family bathroom

Externally, there is a driveway to the front and a spacious beautiful garden having patio and lawn areas to the rear with shed storage.

## Ground Floor

### Porch

### Hallway

13' 5" x 3' 4" ( 4.09m x 1.02m )

Entrance porch and hallway having carpet

flooring, central heating radiator, stairs to first floor and doors to all rooms

### Dining Room

13' 7" x 11' 9" ( 4.14m x 3.58m )

With carpet floor, radiator, ornamental fireplace, sliding doors to lounge & bay window to the front

### Lounge

11' 6" x 12' 8" ( 3.51m x 3.86m )

Having carpet floor, ornamental fireplace, sliding doors to the dining room & sliding patio doors to the rear garden

### Kitchen

19' 9" x 6' 9" ( 6.02m x 2.06m )

Fitted with a range of wall and base cupboards with worktops over, integrated fridge & freezer, washing machine, microwave and oven, electric hob with extractor hood over, sink and drainer unit, pantry storage, carpet flooring, electric floor heater & double glazed windows to the side aspects

### Downstairs Toilet

Low level flush w/c, carpet flooring, window to the side aspect & inner lobby with door to rear garden

### First Floor

### Bedroom 1

9' 8" x 13' 9" ( 2.95m x 4.19m )

Carpet floor, radiator, fitted wardrobes & window to the front

### Bedroom 2

7' 6" x 6' 2" ( 2.29m x 1.88m )

Carpet floor, radiator, fitted wardrobes, airing cupboard & window to the rear

### Bedroom 3

10' 4" x 12' 3" ( 3.15m x 3.73m )

Carpet floor, radiator & window to the front

### Bathroom

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

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









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](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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