



**Connells**

Bonney Road  
Leicester



## Property Description

This 3 bedroom end-terraced property is ideally located in a popular area of Leicester, close to local shops and amenities. A short walk away you will find various well regarded schools, local parks and allotments. If you are commuting, the property is within easy reach of the A50 and the A46, and there is also a bus route which will take you into town.

Outside, the property there is a car port and front garden. The rear garden is featuring a delightful patio area, a lush lawn, and defined by timber boundaries, creating a private and tranquil retreat.

## Ground Floor

### Porch

5' 2" x 6' 4" ( 1.57m x 1.93m )

### Lounge

18' 2" x 14' 4" ( 5.54m x 4.37m )

With carpet, radiators, understairs cupboard & window to the front

### Kitchen/Dining Room

18' 2" x 11' 5" ( 5.54m x 3.48m )

Fully fitted kitchen, with dining area, patio door to the garden & access to the utility room

### Utility

9' 6" x 7' 1" ( 2.90m x 2.16m )

Window to the rear, plumbing for washing machine & access to the downstairs toilet

### Toilet

5' 3" x 7' 1" ( 1.60m x 2.16m )

### Study Room

With carpet floor, radiators and window to the rear

## First Floor

### Bedroom 1

12' 7" x 11' 7" ( 3.84m x 3.53m )

With carpet, radiators, fitted wardrobes & window to the front

### Bedroom 2

9' 7" x 12' 8" ( 2.92m x 3.86m )

With carpet, radiators & window to the rear

### Bedroom 3

9' 9" x 7' 4" ( 2.97m x 2.24m )

With carpet, radiators & window to the front

### Bathroom

5' 4" x 6' 1" ( 1.63m x 1.85m )

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

To view this property please contact Connells on

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**EPC Rating: B**

**view this property online [connells.co.uk/Property/LTR322722](http://connells.co.uk/Property/LTR322722)**

Tenure: Freehold



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.

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Property Ref: LTR322722 - 0002