



Connells

Myrtle Road
LEICESTER



Property Description

Connells are pleased to present this three-storey 4-bedrooms mid-terraced ideal family home.

Located in the popular city of Leicester, the property is close to a range of amenities, including shops, supermarkets, restaurants and De Montfort University & University of Leicester. Situated within easy reach of highly regarded schooling along nearby Spencefield Lane or Downing Drive.

Excellent transport connections can be found from Leicester Train Station, the A6 and many local bus routes.

Ground Floor

Lounge

10' 8" x 12' 5" (3.25m x 3.78m)

With laminate flooring, radiator & window to the front aspect

Dining Room

10' 8" x 12' (3.25m x 3.66m)

With laminate flooring, radiator & window to the rear aspect

Kitchen

12' 5" x 5' 10" (3.78m x 1.78m)

Fitted kitchen with tiled flooring, spotlights & an access to the rear garden

First Floor

Bedroom 2

12' 7" x 13' 9" (3.84m x 4.19m)

Having a carpet, radiator, fitted wardrobes & window to the front

Bedroom 3

9' 11" x 11' 1" (3.02m x 3.38m)

Having a carpet, radiator & window to the rear

Bathroom

12' 10" x 5' 9" (3.91m x 1.75m)

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

Second Floor

Bedroom 1

12' 2" x 13' 6" (3.71m x 4.11m)

Having a carpet, radiator, fitted wardrobes & window to the rear

En-Suite

6' 9" x 5' 6" (2.06m x 1.68m)

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

Bedroom 4

11' 8" x 13' (3.56m x 3.96m)

Having a carpet, radiator, spotlights, a fitted wardrobe & window to the front

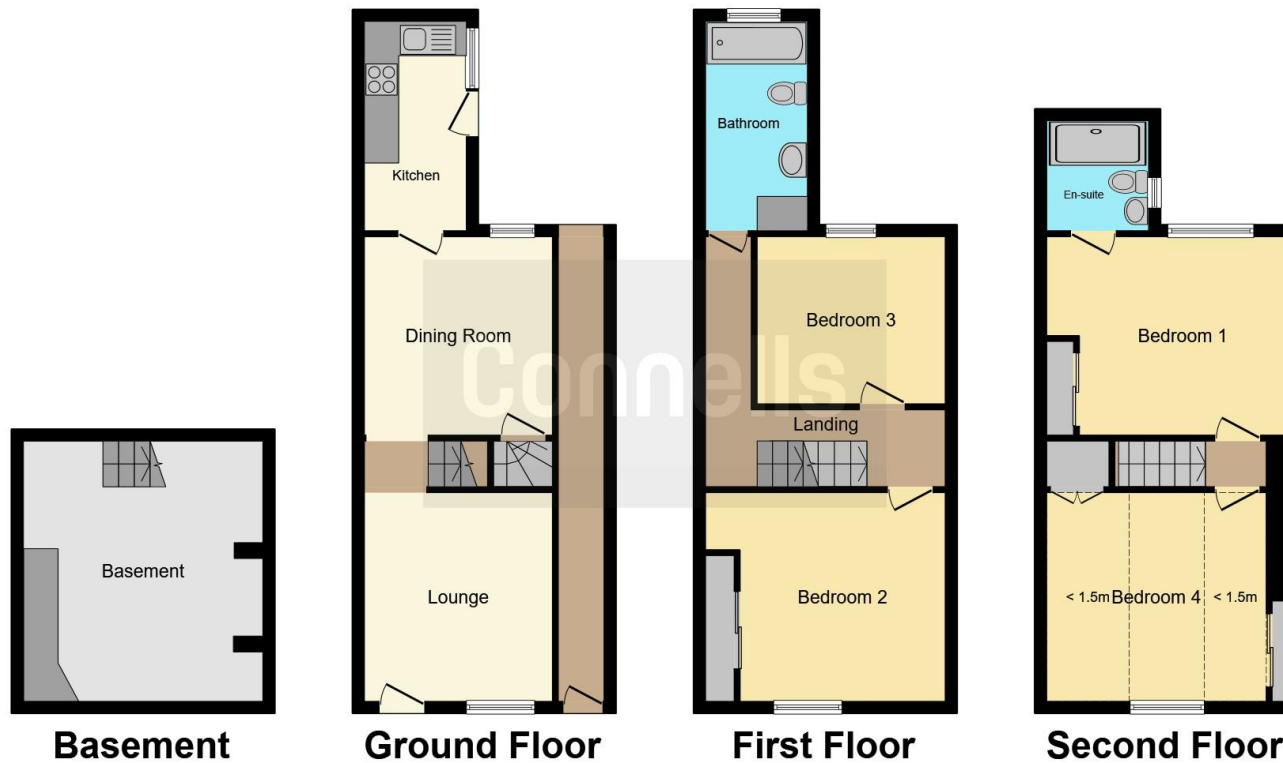
Basement

7' 7" x 15' (2.31m x 4.57m)









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/LTR320727



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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