



Connells

Pescall Boulevard
Leicester



Property Description

A modern semi-detached house built in 2018, conveniently situated within easy reach of shopping facilities, Abbey Park, the National Space Centre and the main A6 leading to Leicester city centre. The well presented accommodation comprises: lounge, inner hall with cloakroom off and a kitchen/diner to the ground floor, with two double bedrooms and a bathroom upstairs.

To the outside, the property features a lawned area following onto a slabbed patio area with a gazebo, shed, and access to a shared passage leading to the front of the car park.

Ground Floor

Hallway

Lounge

12' 6" x 11' 3" (3.81m x 3.43m)

With carpet floor, radiator & windows to the front and side aspects

Kitchen/Dining Room

9' 1" x 6' 3" (2.77m x 1.91m)

Modern fitted kitchen with dining area & an access to the rear

Cloakroom

Having a plumbing for washing machine, toilet & wash hand basin

First Floor

Bedroom 2

9' 9" x 13' (2.97m x 3.96m)

With carpet floor, radiator, fitted wardrobe & windows to the rear

Bedroom 3

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

With carpet floor, radiator & windows to the front

Bathroom

9' 1" x 6' 2" (2.77m x 1.88m)

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

Second Floor

Bedroom 1

13' 8" x 9' 7" (4.17m x 2.92m)

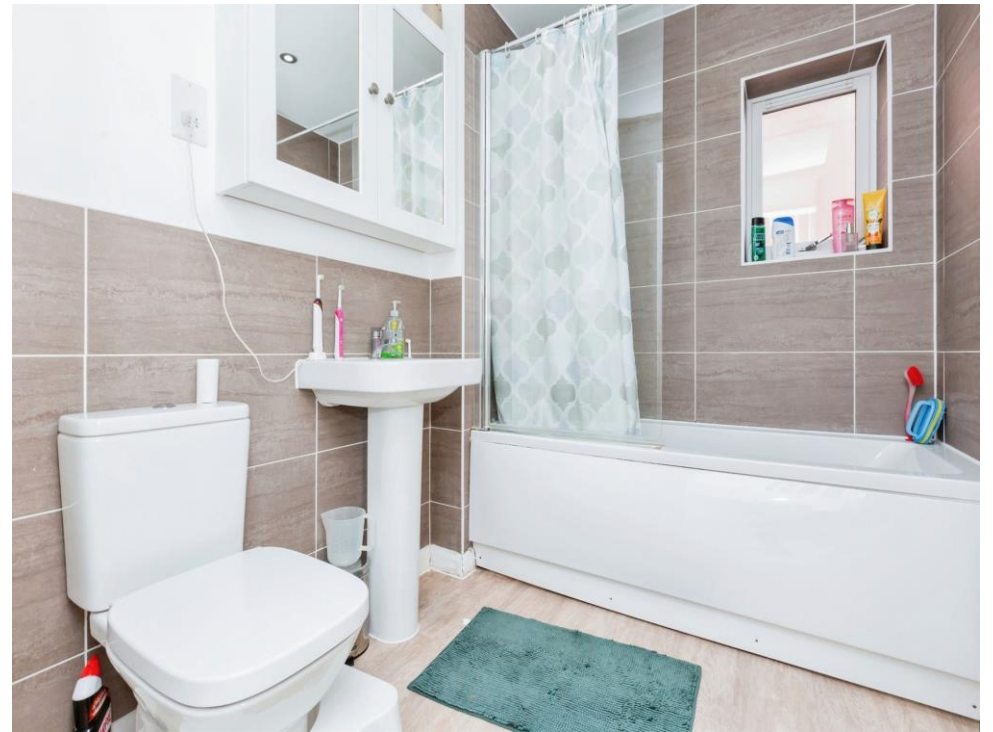
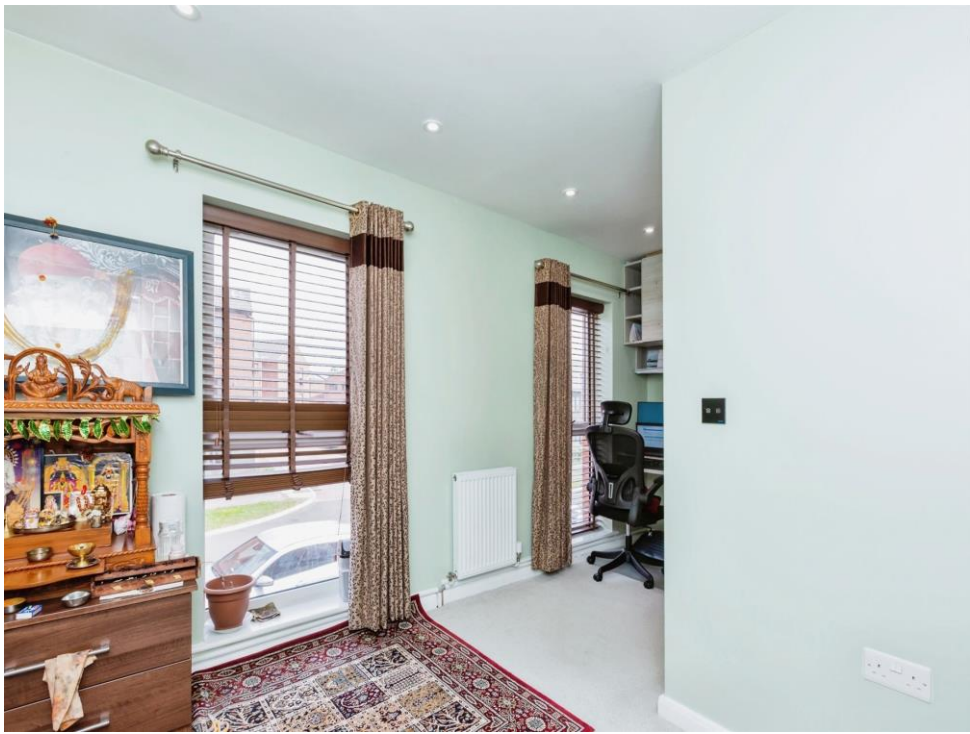
With carpet floor, radiator, fitted wardrobes & windows to the front

En-Suite

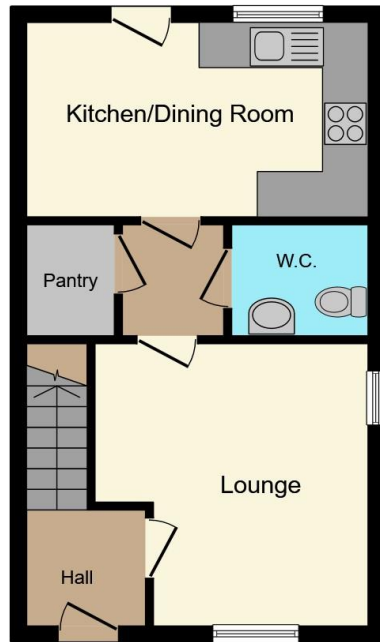
7' 4" x 4' 3" (2.24m x 1.30m)

With cubical shower, toilet & wash hand basin

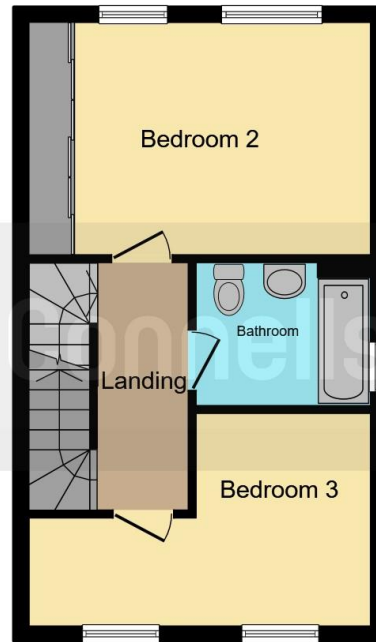




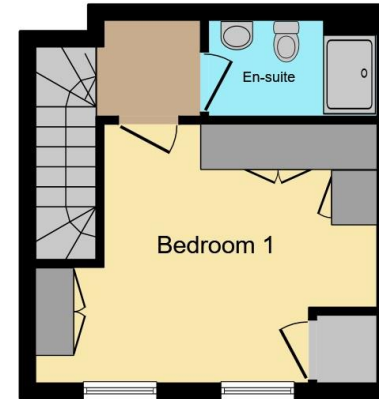




Ground Floor



First Floor



Second Floor

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: B

Tenure: Freehold

view this property online connells.co.uk/Property/LTR322849



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: LTR322849 - 0005