



**Connells**

Stoneleigh Way  
LEICESTER





## Property Description

Beautifully presented semi-detached family home situated within easy access of local facilities and within a short drive of the Western Bypass offering excellent transport links and access to further shopping and leisure facilities. The property is well presented, centrally heated and double glazed throughout. Accommodation briefly comprises to the ground floor an entrance porch, lounge, well fitted kitchen/diner with integrated appliances and garden room with access to the rear garden. To the first floor are three bedrooms and a luxury four piece bathroom. Gardens to front and rear with access to the double garage. An internal viewing is essential to appreciate the standard of accommodation provided by this lovely home which would ideally suit the young and growing family.

### Entrance Porch

7' 1" x 4' 4" ( 2.16m x 1.32m )

Double glazed door with side window leading through to lounge.

### Lounge

20' 1" x 17' 8" ( 6.12m x 5.38m )

Generously sized lounge featuring a gas fireplace. Stairs ascending to first floor accommodation, double glazed window overlooking front garden and central heating radiator.

### Kitchen/Dining Room

17' 6" x 11' 3" ( 5.33m x 3.43m )

Open plan kitchen/dining room, well fitted in

an extensive range of contrasting wall and base units, with sink drainer unit, work surfaces, gas oven and hob, laminate flooring, window to garden room and access to the utility.

### Utility

11' 5" x 8' 6" ( 3.48m x 2.59m )

Utility with pantry. Window to side elevation.

### Garden Room

20' 8" x 8' 7" ( 6.30m x 2.62m )

Large garden room with views and access to rear garden.

### Shower Room

Ground floor washing facilities comprising shower, wash hand basin and WC.

### First Floor Landing

With stairs leading from the hallway, double glazed window to side elevation and central heating radiator.

### Bedroom One

13' 6" x 10' 3" ( 4.11m x 3.12m )

Master bedroom with fitted wardrobes and double glazed window to front elevation and central heating radiator.

### Bedroom Two

12' 7" x 9' 7" ( 3.84m x 2.92m )

Double bedroom with double glazed window to rear elevation and central heating radiator.

### Bedroom Three

10' 1" x 7' ( 3.07m x 2.13m )

Single bedroom with double glazed window to side elevation and central heating radiator.

### Bathroom

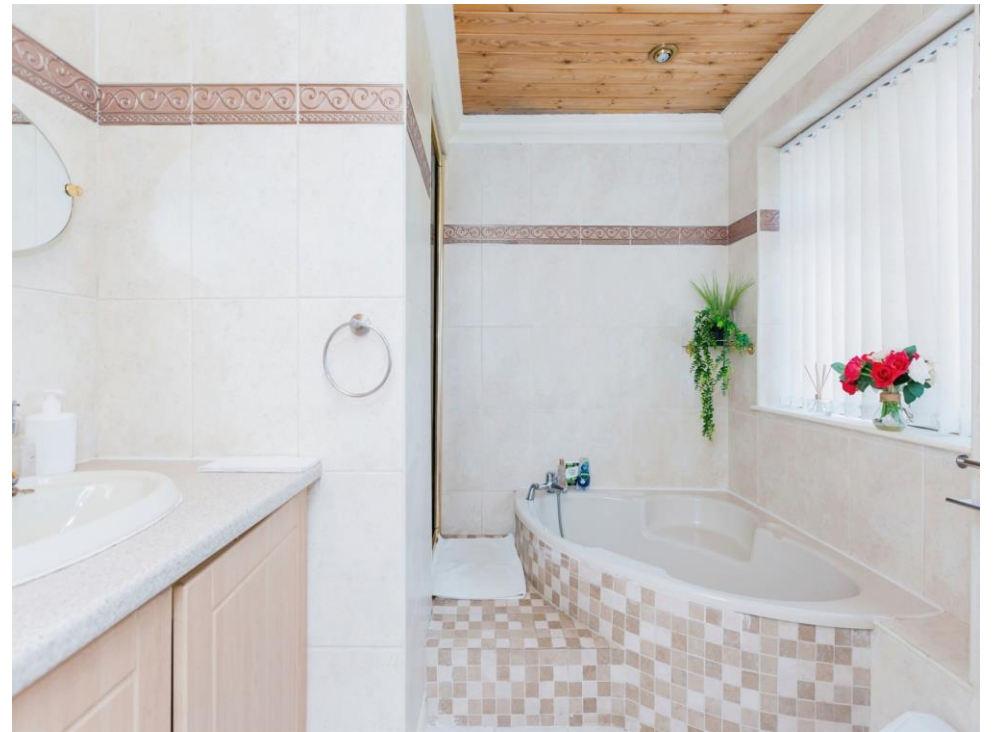
Luxury fitted four piece bathroom comprising corner bath, shower, vanity sink set and WC.

### Outside

The front of the property is open plan block paved providing off-road parking leading to a double garage at the side. The rear garden is mainly laid to lawn with a paved patio area and a variety of plants and shrubs.



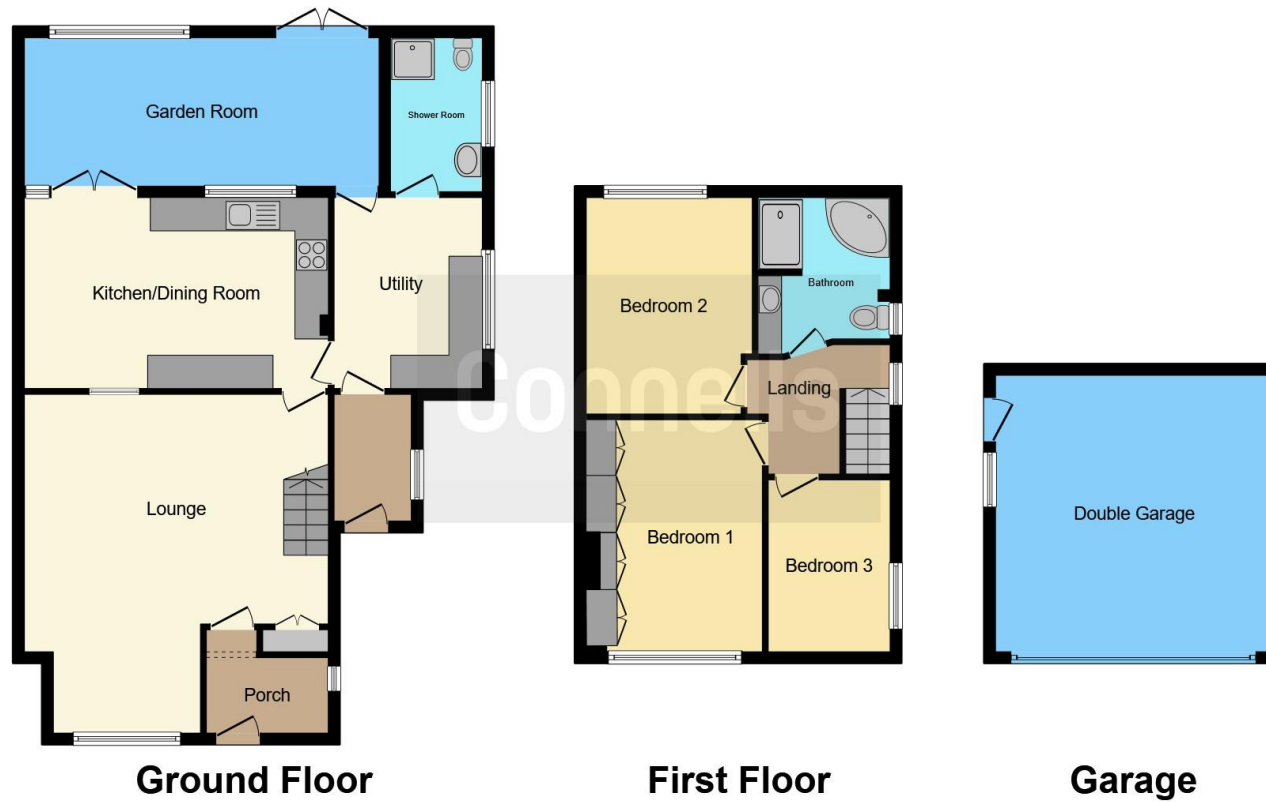












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**EPC Rating: C**

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Tenure: Freehold



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