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Percy Road  
Leicester





## Property Description

Welcome to a charming 3-bedroom mid-terraced house nestled in the heart of Leicester, Leicestershire. This delightful home offers a perfect blend of comfort and traditional charm, boasting a well-maintained interior.

Situated in a sought-after location, this property offers easy access to a wealth of amenities, including shops, schools, parks, and transportation links, making it an ideal choice for families and professionals alike.

The local schools are Marriott Primary School, Granby Primary School, Lancaster Academy, Sir Jonathan North Girls' College and Overdale Junior School are just a few examples of the many great schools available in this area.

The accommodation benefits from a bus route into the city centre and the ring road which leads to Fosse Retail Park and the M1/M69 motorway.

One of the standout features of this home is its expansive garden, providing a tranquil oasis where you can unwind amidst lush greenery and beautiful landscaping.

## Ground Floor

### Entrance Porch

### Hallway

11' 8" x 6' ( 3.56m x 1.83m )

With an electric radiator & understairs

cupboards

### Lounge

11' x 12' ( 3.35m x 3.66m )

Having a carpet floor, electric radiator & French door to the conservatory

### Dining Room

10' 11" x 11' 8" ( 3.33m x 3.56m )

With electric radiator & bay window to the front

### Kitchen

6' x 9' 3" ( 1.83m x 2.82m )

Fitted with a range of wall and base units, window & access to the rear aspect

### Conservatory

9' 3" x 7' 7" ( 2.82m x 2.31m )

Tiled flooring & French door to the garden

## First Floor

### Bedroom 1

10' 11" x 12' ( 3.33m x 3.66m )

With carpet floor, fitted wardrobes, electric radiators & window

### Bedroom 2

10' 10" x 10' ( 3.30m x 3.05m )

With carpet floor, electric radiators & window

### Bedroom 3

6' 2" x 7' 3" ( 1.88m x 2.21m )

With carpet floor, electric radiators & window

## Bathroom

With a cubical shower unit, hand wash basin, toilet & window

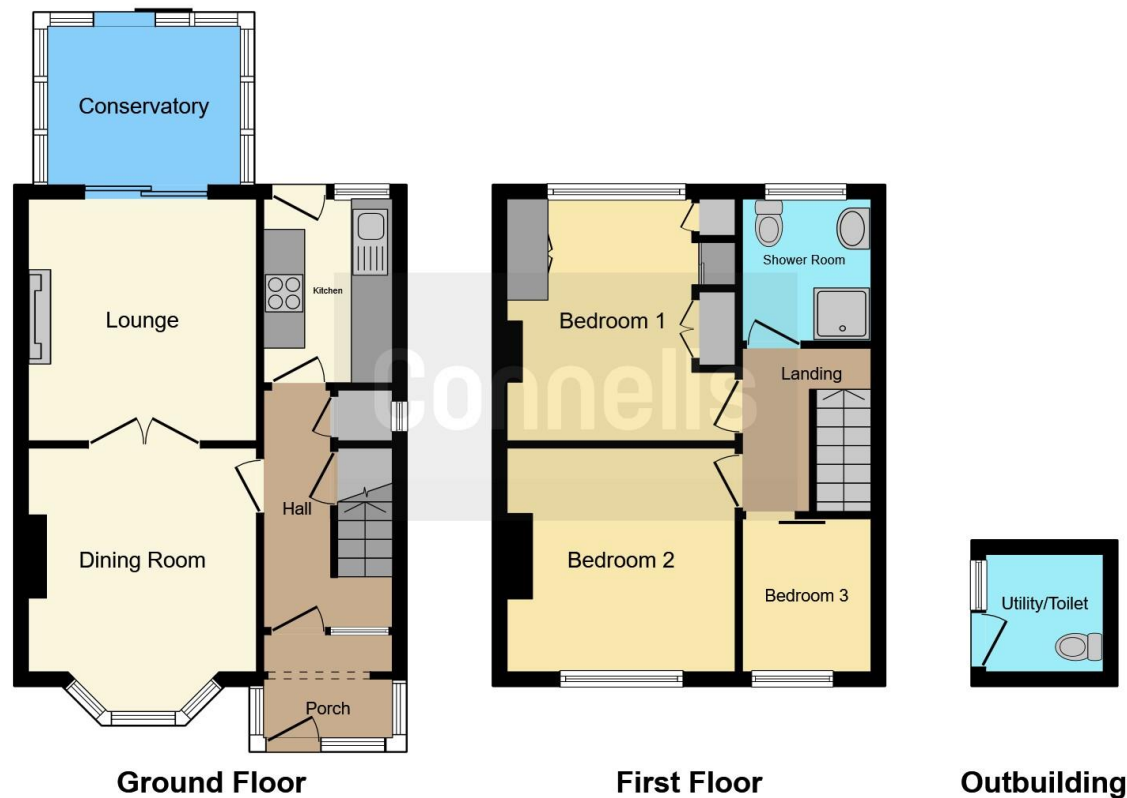












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**EPC Rating: E**

Tenure: Freehold

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