



**Connells**

Botley Walk  
Leicester



## Property Description

Nestled in the heart of the Rowllatts Hill area in Leicester, this three-bedroomed terraced home offers ease of access to all local amenities. Ideal for those seeking a spacious and comfortable family home with easy access to the city.

Situated within proximity to nearby schools, ensuring that education is just a stone's throw away. Additionally, shopping amenities are easily accessible, making everyday errands a breeze.

With the city center within a short distance, commuting becomes a stress-free affair, allowing you to enjoy the vibrant offerings of Leicester with ease.

## Ground Floor

### Entrance Porch

5' 3" x 4' 8" ( 1.60m x 1.42m )

### Lounge/Dining Room

21' 8" x 12' 7" ( 6.60m x 3.84m )

With laminate flooring, radiator, dining area & patio door to the rear garden

### Kitchen

9' 2" x 9' 11" ( 2.79m x 3.02m )

Fully fitted kitchen with a range of a wall and base units, sink unit with a window over, breakfast bar, area & plumbing for washing machine

## Inner Hallway

6' 4" x 11' 1" ( 1.93m x 3.38m )

## Downstairs Toilet

2' 11" x 5' 11" ( 0.89m x 1.80m )

With toilet & wash hand basin

## First Floor

### Landing

8' 4" x 7' 2" ( 2.54m x 2.18m )

### Bedroom 1

11' 10" x 8' 7" ( 3.61m x 2.62m )

With laminate flooring, radiator, fitted wardrobe & window to the front

### Bedroom 2

10' x 10' 8" ( 3.05m x 3.25m )

With laminate flooring, radiator, fitted wardrobe & window to the rear

### Bedroom 3

9' 2" x 7' 3" ( 2.79m x 2.21m )

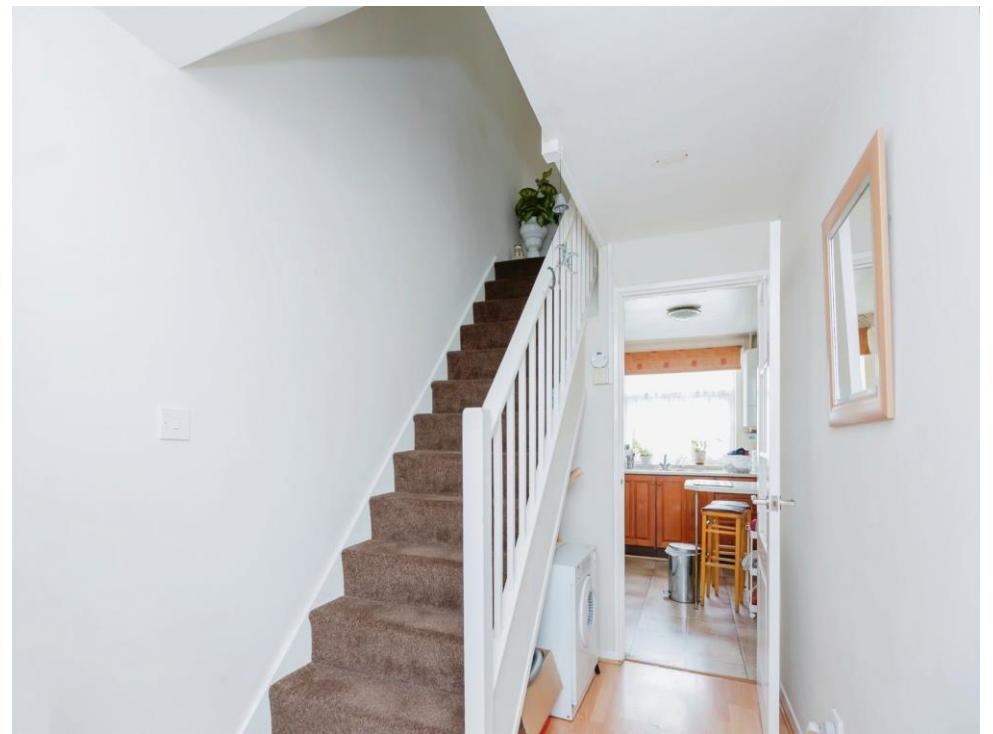
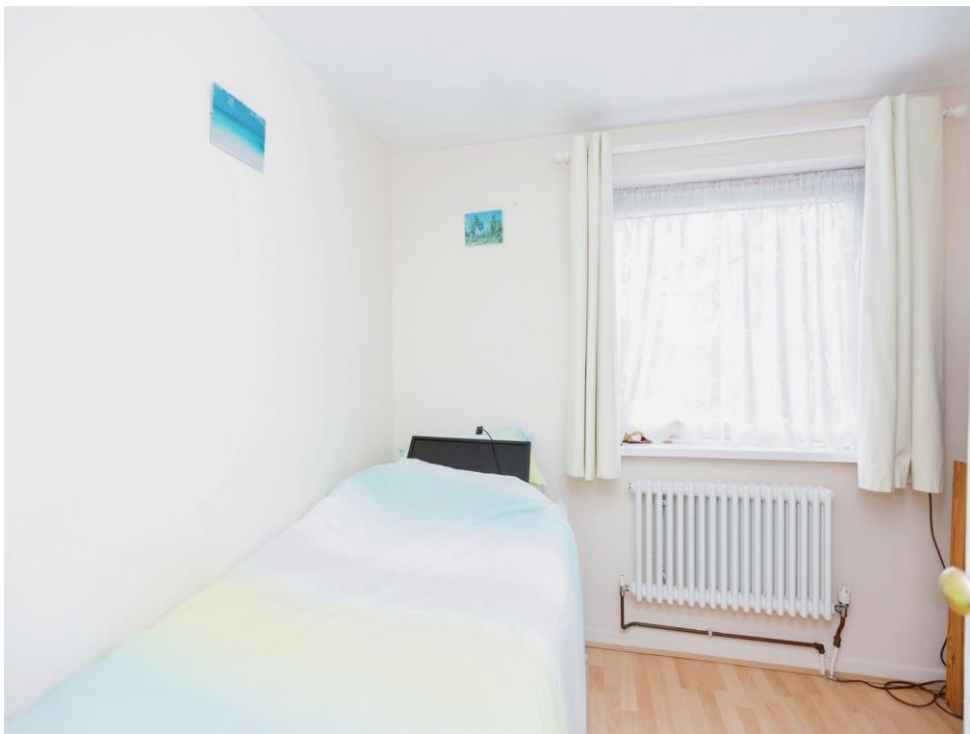
With laminate flooring, radiator, fitted wardrobe & window to the rear

## Shower Room

5' 6" x 7' 2" ( 1.68m x 2.18m )

Fitted with a cubical shower unit, toilet & wash hand basin









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)

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**EPC Rating: C**

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Tenure: Freehold



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