



Connells

Cheshire Road
Leicester



Property Description

Located in the popular Aylestone area the property is well placed for access to schools, shops and amenities. There is also a range of pubs and eateries within Aylestone. Conveniently placed for fans of sports with local facilities such as The King Power Football Stadium, The Leicester Tigers Stadium and the local Grace Road Cricket Ground. The property is also located close to Fosse Shopping Park and offers easy access to the M1/M69 motorway links as well as the City Centre.

The accommodation comprises of a Lounge, Kitchen/Dining Room and an upstairs landing leading towards three bedrooms and a bathroom. Externally the property benefits from a good-sized rear garden and a driveway for parking.

Ground Floor

Lounge

11' 5" x 13' 7" (3.48m x 4.14m)

With wood flooring and double-glazed half bay windows

Kitchen/Dining Room

14' 4" x 11' 3" (4.37m x 3.43m)

With wall and ceiling units, space for a dishwasher, washing machine and a fridge freezer, double glazed windows, French Doors, a Built in Oven and gas hob, radiator, space for a dining table and under stairs storage

First Floor

Landing

8' x 8' 5" (2.44m x 2.57m)

Carpeted, with loft access and a storage cupboard

Bedroom One

10' x 11' 2" (3.05m x 3.40m)

Carpeted, double glazed windows to the rear of the property, radiator and two lights

Bedroom Two

9' x 14' 4" (2.74m x 4.37m)

A double-glazed bay window to the front and laminate flooring

Bedroom Three

7' x 8' (2.13m x 2.44m)

Double glazed windows to the front, radiator and carpeted

Bathroom

6' 1" x 5' 6" (1.85m x 1.68m)

With tiled walls and floor, sink with a mixer tap, WC, bath with a shower overhead and double-glazed windows to the rear

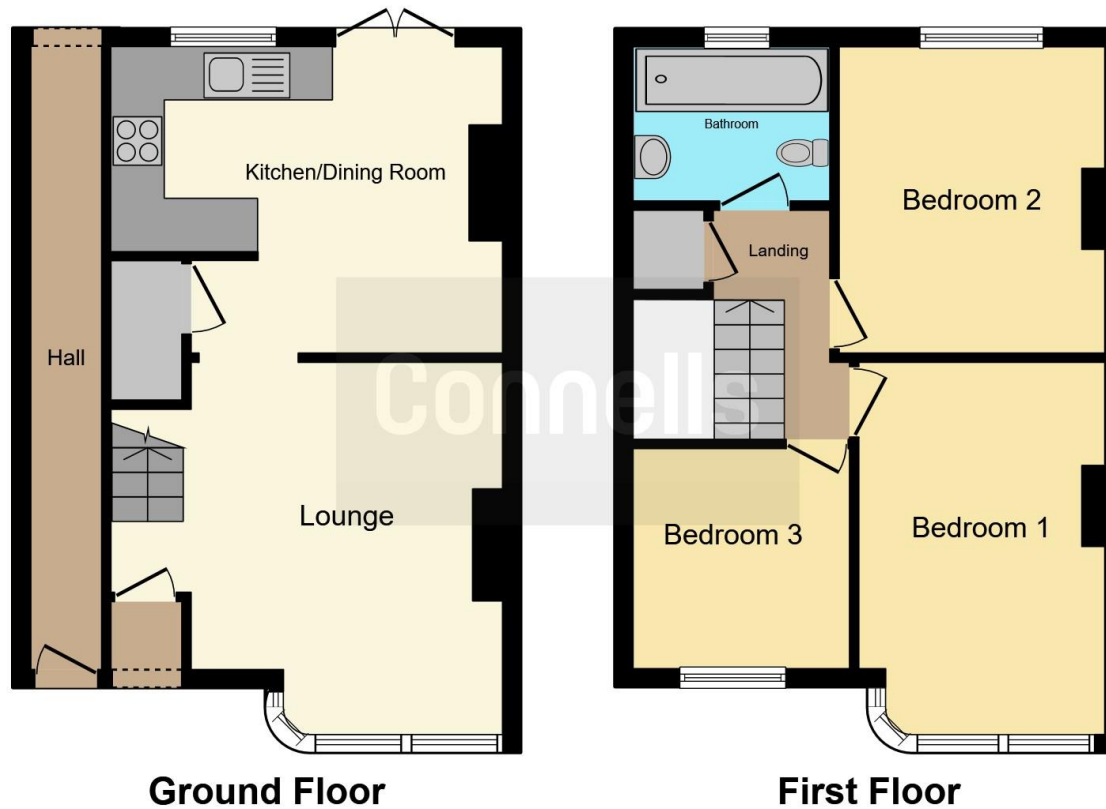
Outside

To the rear of the property there is an outside WC, shed, lawn and a small patio area









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/LTR323216

Tenure: Freehold



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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