



Connells

Morcom Drive
Leicester



Property Description

A beautifully presented and very well-appointed family home in a desirable location, The property which was recently constructed and arranged in a small boulevard, enjoying a good size rear garden and benefits from three well-proportioned bedrooms and a stunning living kitchen.

Ground Floor

Lounge

10' 10" x 13' 11" (3.30m x 4.24m)

Having a carpet flooring, radiator & a bay-window to the front

Kitchen

9' 8" x 16' 8" (2.95m x 5.08m)

Fully fitted modern kitchen with a range of wall and base units, breakfast bar area, sink with window overlooking the garden & an access to the utility

Utility Room

6' 1" x 7' 7" (1.85m x 2.31m)

With a base unit, plumbing for washing machine & window & door to the rear

Downstairs Toilet

7' 7" x 4' 6" (2.31m x 1.37m)

With hand wash basin & toilet

First Floor

Bedroom 1

14' 4" x 10' 6" (4.37m x 3.20m)

With carpet floor, radiator & window to the rear

En-Suite

9' 7" x 5' 9" (2.92m x 1.75m)

Having a cubical shower, hand wash basin & toilet

Bedroom 2

14' x 10' 5" (4.27m x 3.17m)

With carpet floor, radiator & windows to the front

Bedroom 3

6' 8" x 13' 2" (2.03m x 4.01m)

With carpet floor, radiator & window to the rear

Bathroom

6' 1" x 6' 11" (1.85m x 2.11m)

Having a bath with shower over, hand wash basin with window over & toilet

Garage

17.34 sq. m.

Outside

The generous rear garden is mainly laid to lawn with panelled fencing and provides much privacy.

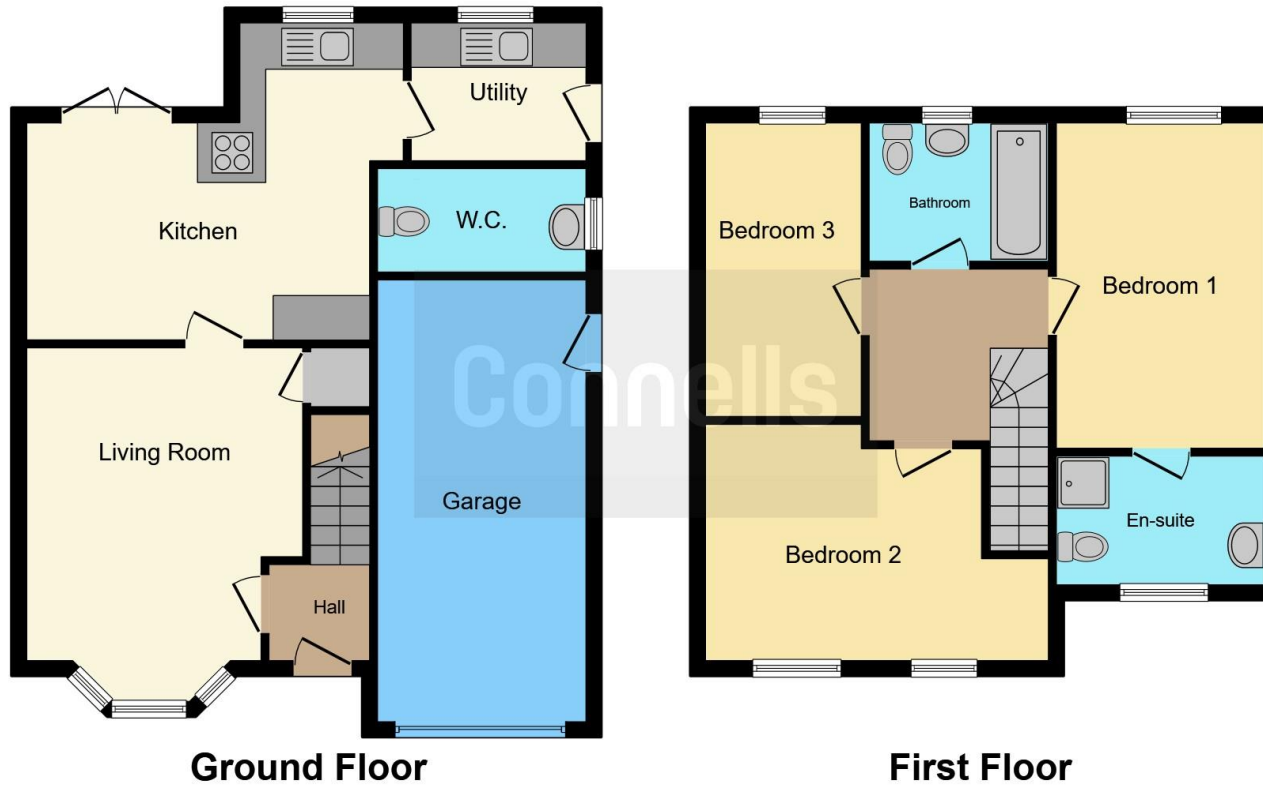
Agent's Note

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.









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

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EPC Rating: B

view this property online connells.co.uk/Property/LTR323043

Tenure: Freehold



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