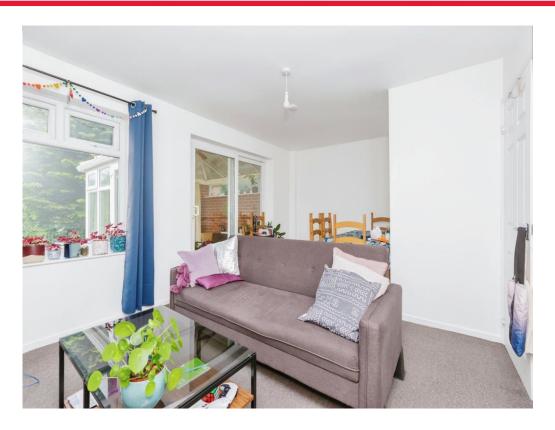


Connells

Sharpley Drive Leicester







Property Description

Located in the city of Leicester in the LE4 area it covers the Thurmaston area, a suburb to the north of the city center.

This residential and commercial area is known for its mix of housing, local shops, and businesses. Thurmaston Retail Park, with its variety of stores and dining options, is a notable feature.

The area benefits from good transport links, including close proximity to the A6 and A607, making it easily accessible. Additionally, the scenic Watermead Country Park is nearby, offering outdoor recreation and picturesque walking trails.

Ground Floor

Kitchen

6' 1" x 9' 7" (1.85m x 2.92m)

Fully fitted kitchen with a range of wall and base units, plumbing for washing machine and window to the front

Lounge

17' 8" x 11' 4" (5.38m x 3.45m)

Having a carpet floor, ornamental fireplace, radiator, dining area, window and patio door to the rear garden

Conservatory

9' 4" x 9' 2" (2.84m x 2.79m)

First Floor

Bedroom 1

11' x 10' 7" (3.35m x 3.23m)

With carpet floor, radiator & a window to the rear

Bedroom 2

11' 5" x 6' 7" (3.48m x 2.01m)

With carpet floor, radiator & a window to the rear

Bathroom

Having a bath, wash hand basin, toilet & window to the front

Outside

To the outside there is an integral garage with drivewau to the front, lovely lawn area to the front and low mantenance garden to the rear

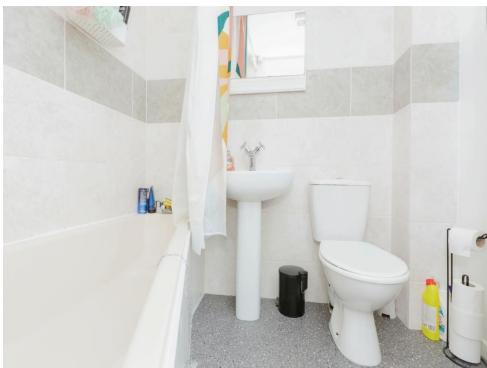
















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T 0116 262 0022 E leicester@connells.co.uk

22-24 Halford Street LEICESTER LE1 1JB

EPC Rating: C

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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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