



**Connells**

Dakyn Road  
Thurnby Leicester



## Property Description

Located in the eastern part of the city. This area is characterized by its vibrant community, rich cultural diversity, and a blend of residential and commercial properties. It is a well-connected neighbourhood, with convenient access to public transportation and major road networks like the A6030 and A47, facilitating easy travel to the city centre and surrounding areas.

The locality is known for its variety of local amenities, including shops, supermarkets, restaurants, and cafes, offering a wide range of cuisines and shopping experiences. Also close to several green spaces and parks, providing residents with opportunities for outdoor activities and relaxation.

The area is home to a number of educational institutions, making it a suitable place for families with children. The community is friendly and welcoming, reflecting the multicultural nature of Leicester. Overall, it is a dynamic and lively area that offers a comfortable and convenient lifestyle for its residents.

## Ground Floor

### Hallway

With understairs cupboard & an access to all rooms

### Open Plan Kitchen/Diner/Living

18' 7" x 14' 1" ( 5.66m x 4.29m )

Spacious area with fully fitted kitchens having a range of wall and base units, breakfast bar area, windows to the front and a patio door to the rear garden

### Utility Room

7' 8" x 5' ( 2.34m x 1.52m )

### Lounge

10' 8" x 21' 4" ( 3.25m x 6.50m )

Having an ornamental fireplace, and windows to the front and rear

### Conservatory

8' 9" x 10' 6" ( 2.67m x 3.20m )

### Shower Room

7' 5" x 6' 4" ( 2.26m x 1.93m )

With shower unit, wash hand basin & toilet

## First Floor

### Bedroom 1

15' 7" x 17' 3" ( 4.75m x 5.26m )

With fitted wardrobe & window to the front

### Bedroom 2

12' 5" x 14' 5" ( 3.78m x 4.39m )

With window to the front

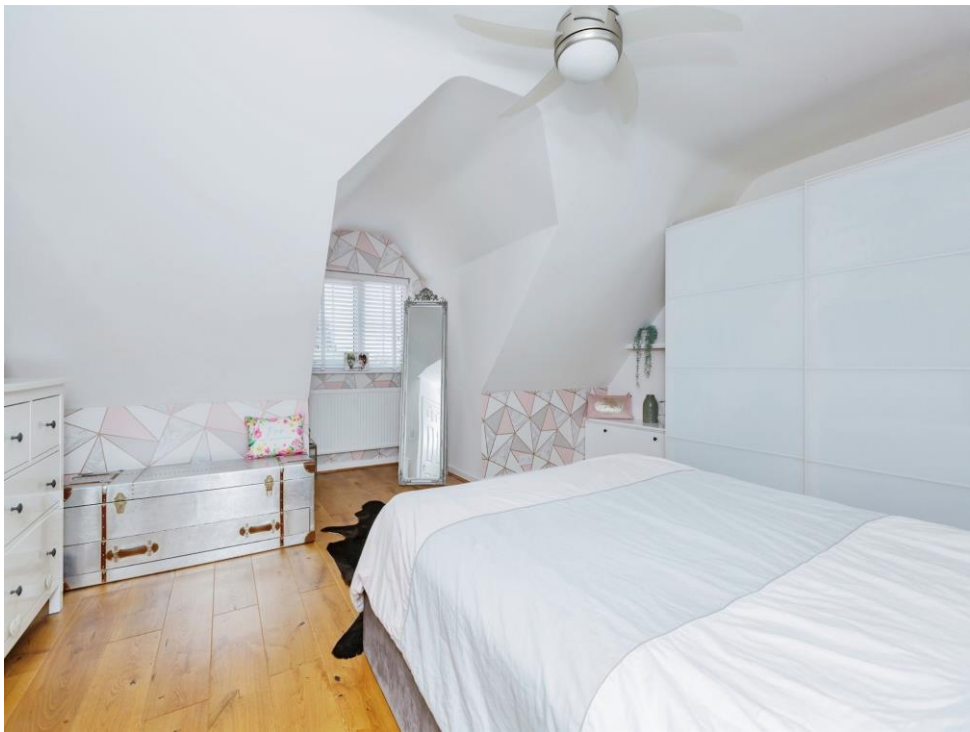
### Bathroom

7' 3" x 7' 4" ( 2.21m x 2.24m )

Having a bath, wash hand basin, toilet, towel

radiator & window to the front









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**

Tenure: Freehold

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