



**Connells**

Ivanhoe Street  
Leicester



## Property Description

Located in a residential area of Leicester this property is situated in a peaceful neighbourhood that offers a more suburban feel while still being within easy reach of the city's amenities.

The area is characterized by its close-knit community, with nearby schools, parks, and local shops making it a great place for families and professionals alike.

Ivanhoe Street provides a quiet retreat from the busier parts of the city, yet benefits from good transport links, allowing for convenient access to Leicester's city centre and other surrounding areas.

This location offers the perfect balance of tranquillity and accessibility.

## Ground Floor

### Porch

3' 10" x 4' 3" ( 1.17m x 1.30m )

### Dining Room

12' 8" x 12' 4" ( 3.86m x 3.76m )

With carpet floor and window to the front

### Lounge

12' 7" x 11' 8" ( 3.84m x 3.56m )

With carpet floor, ornamental fireplace & an access to the rear garden

### Kitchen

7' 8" x 12' 8" ( 2.34m x 3.86m )

With a range of wall and base units, sink unit with window over, plumbing for washing machine & an access to cloakroom

### Cloakroom

3' 8" x 4' 2" ( 1.12m x 1.27m )

With wash hand basin & toilet

## First Floor

### Bedroom 1

12' 4" x 11' 8" ( 3.76m x 3.56m )

With fitted wardrobe & window to the front

### Bedroom 2

9' 4" x 12' 8" ( 2.84m x 3.86m )

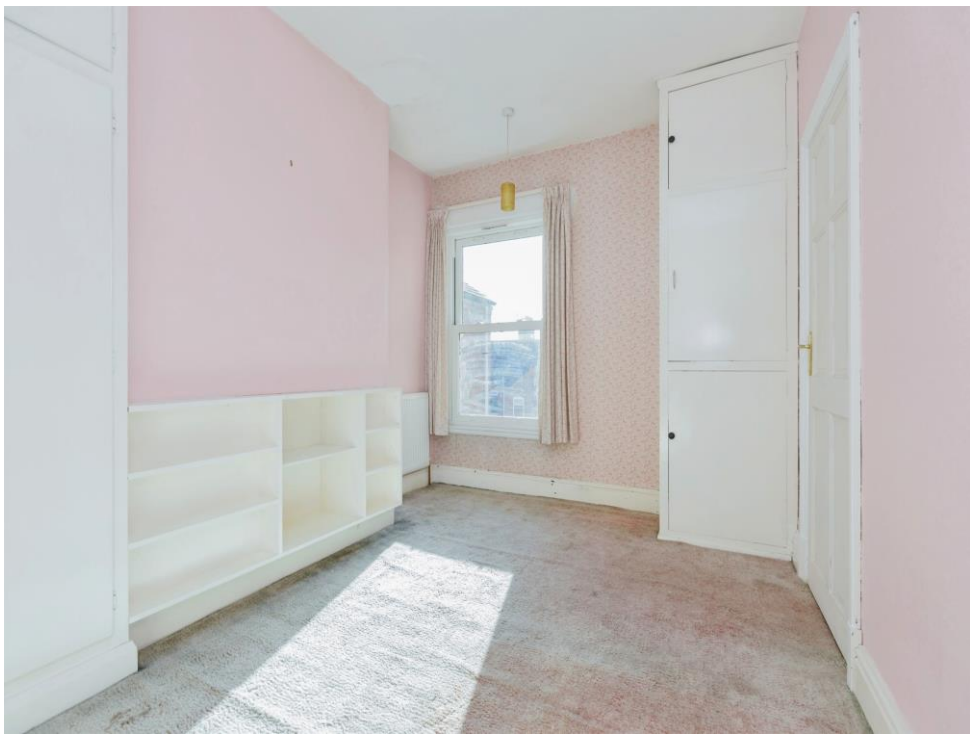
With fitted wardrobe & window to the rear

### Bathroom

9' x 7' 5" ( 2.74m x 2.26m )

Having a corner bath, wash hand basin & toilet









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: D**

Tenure: Freehold

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