



Connells
connells.co.uk 0116 262 0022
FOR SALE SIGNATURE
PROPERTY

Connells

Tillingham Road
Leicester



Property Description

Charming property located in the heart of the LE5 area, known for its friendly community and convenient access to local amenities. This residence offers a blend of comfort and practicality, making it ideal for families, professionals, or anyone looking for a peaceful retreat within the city.

The home features a well-maintained exterior with a welcoming facade, set back from the quiet street with a modest front garden. Inside, the property boasts spacious and well-lit rooms, designed for both relaxation and functionality. The living spaces are perfect for entertaining guests or enjoying quiet family time, while the kitchen provides ample space for culinary pursuits. Bedrooms are generously sized, offering a comfortable retreat at the end of the day.

Outside, a private garden offers a tranquil outdoor space, ideal for gardening enthusiasts or for simply enjoying the outdoors.

The property's location ensures easy access to local schools, parks, and shopping facilities, as well as excellent transport links to Leicester city centre and beyond.

Ground Floor

Hallway

Lounge

24' 7" x 11' 4" (7.49m x 3.45m)

With window to the front, ornamental fireplace, and patio doors to the rear garden

Kitchen

9' 5" x 6' 9" (2.87m x 2.06m)

Fully fitted kitchen with an access to understairs storage and window to the rear garden

First Floor

Bedroom 1

11' 3" x 8' 1" (3.43m x 2.46m)

With carpet floor and window to the front

Bedroom 2

13' 1" x 8' 1" (3.99m x 2.46m)

With carpet floor and window to the rear

Bedroom 3

6' 9" x 6' 7" (2.06m x 2.01m)

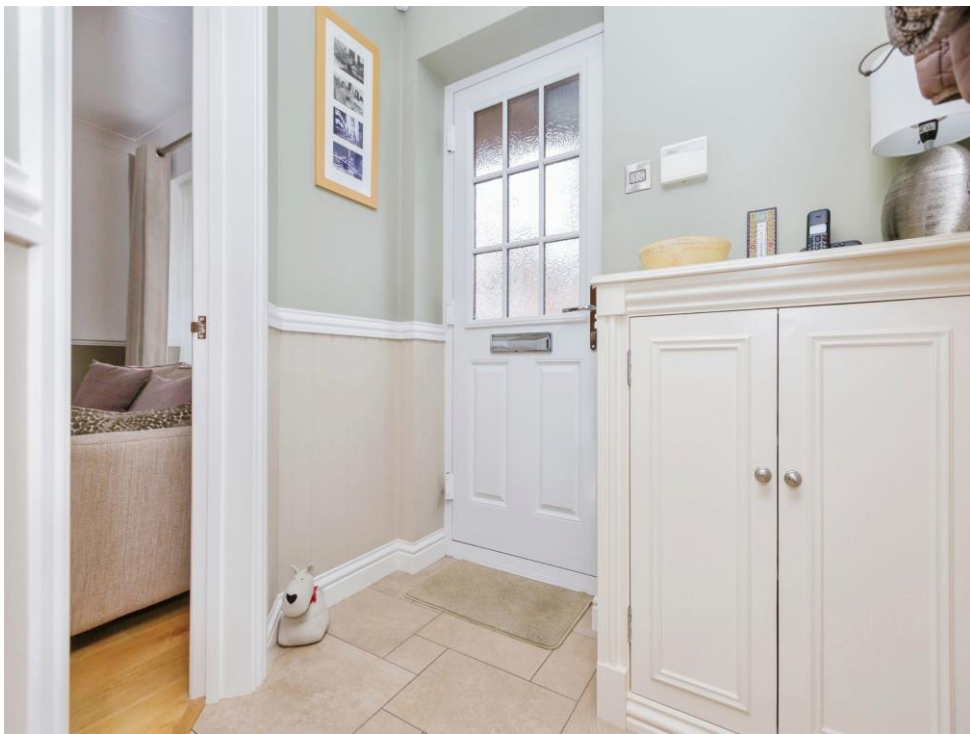
With carpet floor and window to the front

Bathroom

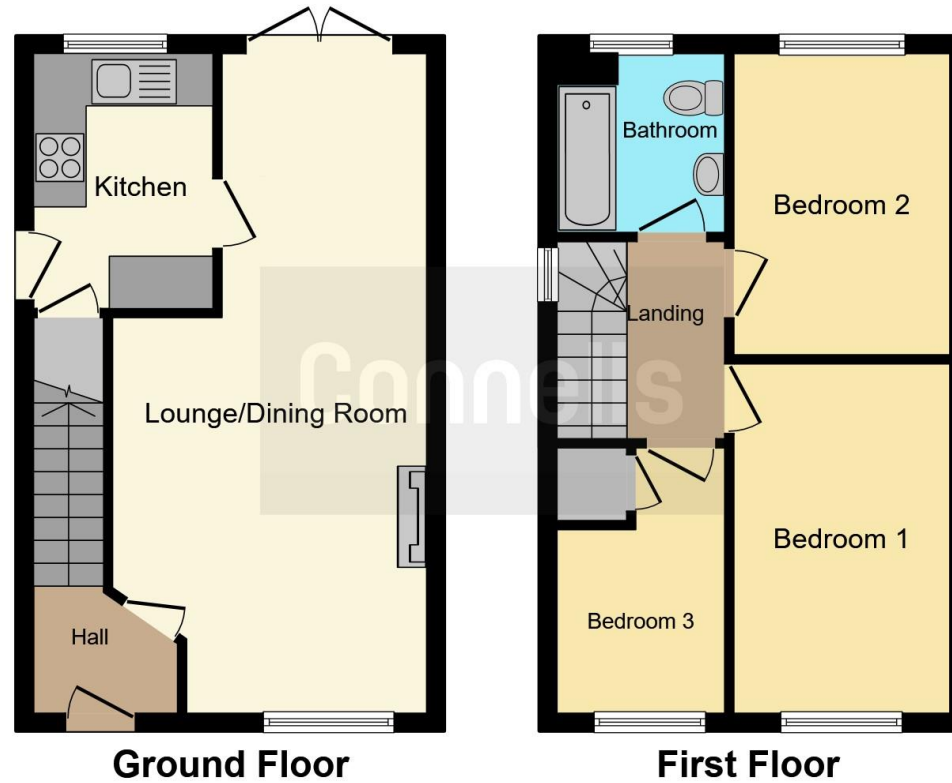
6' 6" x 6' 2" (1.98m x 1.88m)

With a bath with shower over, 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

To view this property please contact Connells on

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

22-24 Halford Street
 LEICESTER LE1 1JB

EPC Rating: C

view this property online connells.co.uk/Property/LTR323463

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LTR323463 - 0003