



Tillingham Road
Leicester LE5 0AH

for sale offers over
£280,000



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

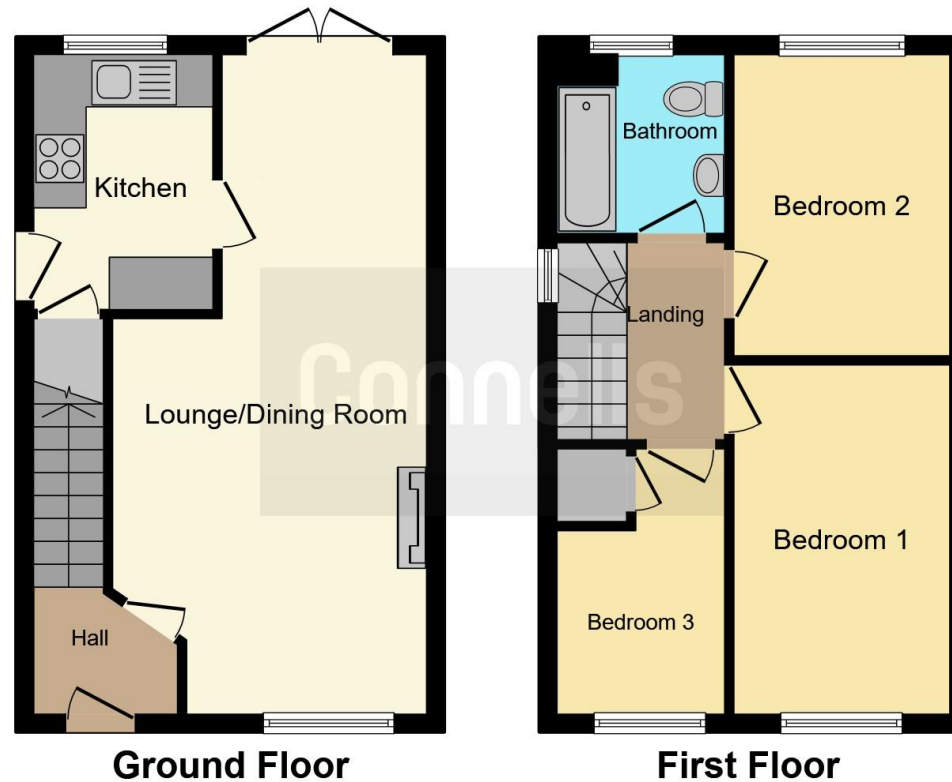
6' 6" x 6' 2" (1.98m x 1.88m)

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

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EPC Rating: C

Tenure: Freehold

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