



Connells

Cardinals Walk
Leicester



Property Description

Cardinals Walk is part of a well-established residential neighbourhood popular with families and professionals due to its peaceful atmosphere and community-oriented environment.

The LE5 area is home to several parks and green spaces, such as ****Evington Park**** and ****Humberstone Park****, which are perfect for outdoor activities, walking, and leisure. These parks offer a refreshing escape from the urban hustle.

Close to Cardinals Walk, you will find local shops, schools, and health services. The ****Humberstone**** and ****Evington**** areas are well-served by a range of facilities, including supermarkets, small businesses, and eateries, providing convenience for everyday needs.

The area is family-friendly, with access to several well-regarded primary and secondary schools, making it appealing for those with children. Schools such as ****Humberstone Junior Academy**** and ****Crown Hills Community College**** are nearby.

Public transportation in the area is reliable, with regular bus services providing easy connections to Leicester city centre, which is just a short drive or bus ride away. The location also has good road links, with the ****A47**** and ****A563**** nearby, giving quick access to other parts of the city and surrounding areas.

Ground Floor

Porch

Hallway

With an access to all rooms & downstairs storage

Lounge

10' 10" x 11' 4" (3.30m x 3.45m)

With carpet floor, ornamental fireplace, bay window to the front and an access to the dining room

Dining Room

20' 7" x 10' 10" (6.27m x 3.30m)

With dining table area and radiator

Kitchen

12' 10" x 19' 10" (3.91m x 6.05m)

Fully fitted modern kitchen with breakfast bar area & patio door to the rear garden

Study Room

5' 11" x 11' 2" (1.80m x 3.40m)

With carpet floor and window to the front

First Floor

Landing

Bedroom 1

11' 4" x 18' 8" (3.45m x 5.69m)

With fitted wardrobes, carpet floor & bay window to the front

Bedroom 2

11' 11" x 9' 5" (3.63m x 2.87m)

With carpet floor & window to the front

Bedroom 3

12' 10" x 10' 10" (3.91m x 3.30m)

With fitted wardrobes, carpet floor & window to the rear

Bathroom

6' 1" x 6' 3" (1.85m x 1.91m)

With a bath, wash hand basin & toilet

Garage

14. 8 sq. m.









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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Tenure: Freehold



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