



Connells

Osmaston Road
Leicester



Property Description

Connells are pleased to present this four-bedroom semi-detached house found on Osmaston Road in the Evington Valley area. This property is located down a quiet road in an otherwise buoyant area within close proximity to local amenities including shops, supermarkets, places of worship, access roads including Evington Road and East Park Road, and can be found in a great catchment area for schools including Crown Hills, Mayflower Primary School and Evington Valley Primary School.

The property has been tastefully extended in order to accommodate a spacious layout with the ground floor consisting of two reception rooms, an extended kitchen/diner, downstairs bathroom and bedroom, and a first floor consisting of three bedrooms and a second family bathroom.

The location has good road connections, with the A47 (Uppingham Road) nearby, offering direct routes into Leicester city centre and surrounding areas. Public transport is readily available, making it convenient for commuting.

Nearby attractions include the Leicester General Hospital, Victoria Park, and the Highfields area, which offers a range of cultural amenities and events. Additionally, the city centre is not far away, offering access to Leicester's shopping districts, historical landmarks, and the University of Leicester.

Ground Floor

Porch

Entrance Hallway

7' 9" x 10' 4" (2.36m x 3.15m)

With understairs cupboard and an access to all rooms

Living Room

12' 9" x 12' 1" (3.89m x 3.68m)

Spacious living area located at the front of the property consisting of carpeted flooring, a front facing double-glazed bay window and wall mounted radiator

Reception Room

23' 5" x 10' 9" (7.14m x 3.28m)

Extended reception room to the rear of the property consisting of carpeted flooring, double door rear garden access and a wall mounted radiator

Kitchen/Dining Room

14' 9" x 12' 9" (4.50m x 3.89m)

Accessed via the entrance hallway providing further open plan access to the kitchen/diner to the rear and further access to the utility area and downstairs shower room

Utility Room

5' 6" x 6' 6" (1.68m x 1.98m)

Accessed via the dining area adding further convenience to the property and provides access to the downstairs bathroom

Shower Room

5' 3" x 6' 6" (1.60m x 1.98m)

Three-piece bathroom consisting of tiling throughout, a shower, sink and toilet

Bedroom 4

13' 9" x 6' 5" (4.19m x 1.96m)

Double bedroom located at the front of the property consisting of carpeted flooring, a front facing double-glazed window and wall mounted radiator

First Floor

Bedroom 1

13' 8" x 10' 9" (4.17m x 3.28m)

Double bedroom located at the rear of the property consisting of carpeted flooring, a rear facing double-glazed window, wall mounted radiator and folding door access to the bathroom

Bedroom 2

7' 7" x 10' 4" (2.31m x 3.15m)

Double bedroom mirroring the same layout as bedroom one located at the front of the property consisting of carpeted flooring, a front facing double-glazed window, wall mounted radiator and fitted wardrobes

Bedroom 3

13' 3" x 11' 4" (4.04m x 3.45m)

A large single/small double bedroom located at the front of the property consisting of carpeted flooring, a front facing double-glazed window and wall mounted radiator

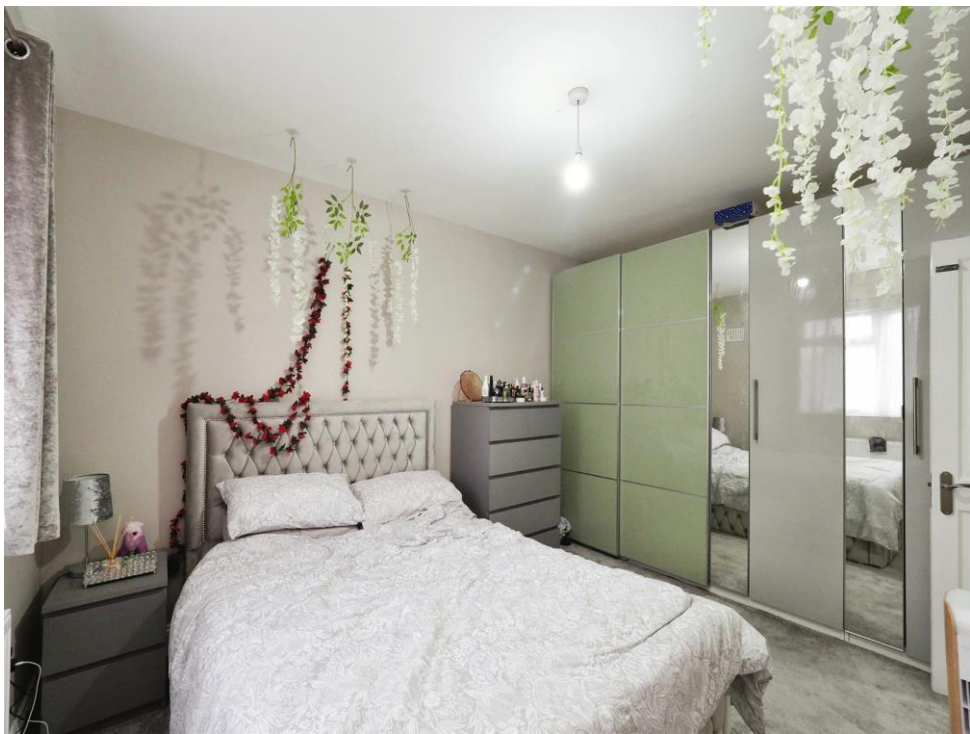
Bathroom

9' 2" x 7' 11" (2.79m x 2.41m)

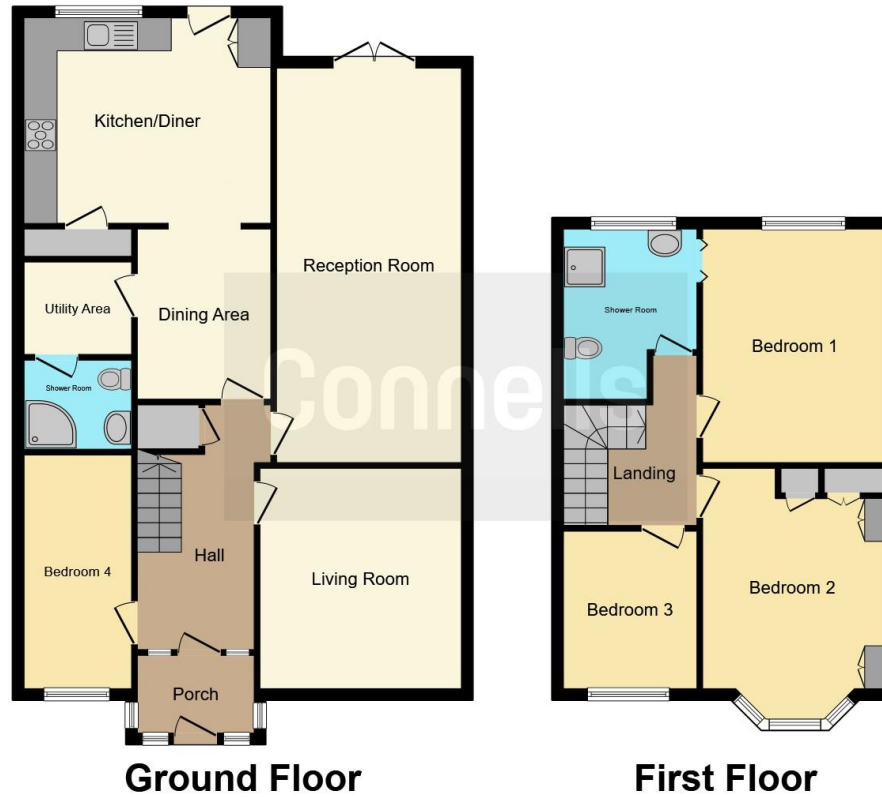
Properties second family bathroom following a Jack-and-Jill style layout with Bedroom

One, consisting of tiling throughout, a shower, sink and 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

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Tenure: Freehold



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