



**Connells**

Shipman Road  
Leicester





## Property Description

Located in Braunstone Town, a suburb of Leicester in the East Midlands of England. Braunstone Town is a residential area situated to the southwest of Leicester city centre, known for its suburban community feel and proximity to key amenities.

Shipman Road is part of a typical suburban neighbourhood, primarily residential area. There are local shops and supermarkets nearby, including larger retail centres like the Fosse Park Shopping Centre, which is a short drive away. Fosse Park offers a wide variety of stores, eateries, and entertainment options.

The area is well-served by schools, both primary and secondary, making it a popular choice for families.

Braunstone Park is close to the area, offering large green spaces, a playground, and outdoor sports facilities. It's a popular spot for walks and outdoor activities.

The location has good road connections, with easy access to the **M1 motorway** (junction 21), which provides connectivity to Birmingham, Nottingham, and London. Bus services are available, offering regular routes into Leicester city centre, which is about 3-4 miles away.

Shipman Road would be in a well-connected suburban area, suitable for families, professionals, and those seeking convenient access to both city amenities and countryside.

## Ground Floor

### Hallway

With cloakroom and an understairs cupboard.

### Lounge

17' 2" x 12' 3" ( 5.23m x 3.73m )

With bay-window to the front and an access to the dining room.

### Dining Room

11' 3" x 9' 9" ( 3.43m x 2.97m )

With window to the rear aspect.

### Kitchen/Breakfast Room

18' 4" x 9' 9" ( 5.59m x 2.97m )

Fully fitted kitchen with a range of wall and base units, sink unit with window over, spotlights, breakfast bar area and a patio door to the rear garden.

### Utility Room

8' 4" x 5' 11" ( 2.54m x 1.80m )

Providing access to the garden and garage.

### Cloakroom

With toilet and hand wash basin.

## First Floor

### Bedroom 1

14' x 12' 1" ( 4.27m x 3.68m )

With fitted wardrobes, window to the front and

en-suite.

### **En-Suite**

8' 2" x 7' 10" ( 2.49m x 2.39m )

Having a bath, wash hand basin and toilet.

### **Bedroom 2**

13' 5" x 9' 11" ( 4.09m x 3.02m )

With window to the front and en-suite shower.

### **En-Suite**

6' 2" x 8' 7" ( 1.88m x 2.62m )

With shower unit, wash hand basin and toilet.

### **Bedroom 3**

9' 10" x 8' 8" ( 3.00m x 2.64m )

With window to the rear.

### **Bedroom 4**

9' 2" x 8' 10" ( 2.79m x 2.69m )

With fitted wardrobes and window to the front.

### **Bathroom**

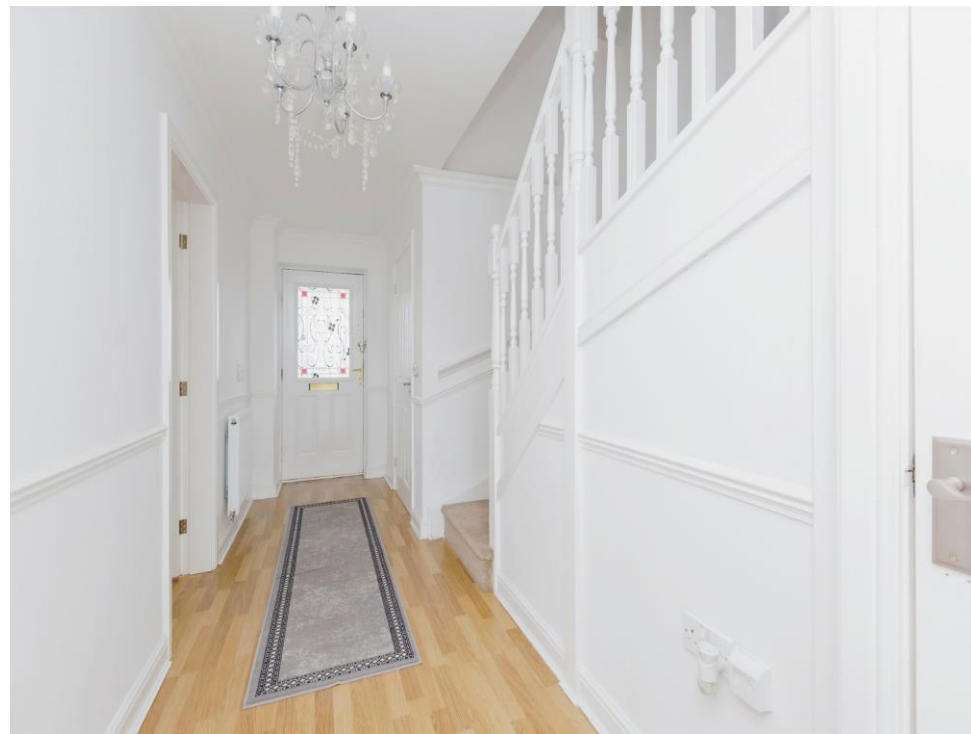
8' 4" x 13' ( 2.54m x 3.96m )

Having a bath, wash hand basin and toilet.

### **Outside**

Having a cosy front garden and an access to internal double garage with driveway to; To the rear there is a good-sized rear garden with great potential.











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**EPC Rating: C**

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Tenure: Freehold



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