



Connells
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FOR SALE

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Property Description

Falls within the Rushey Mead area in the northern part of Leicester it is a well-established residential area that is popular with families due to its convenient location and amenities.

The property is close to a number of local amenities. **Melton Road**, a major road nearby, offers a variety of shops, supermarkets, restaurants, and services. Additionally, the **Thurmaston Shopping Centre** is a short drive away, providing larger retail options.

For those who enjoy the outdoors, **Watermead Country Park** is nearby, offering large open spaces, lakes, and walking trails. It's a popular spot for leisurely walks, picnics, and bird watching.

The area is well-served by public transport, with regular buses running along Melton Road into Leicester city centre. For drivers, **Troon Way** and the **A607** offer easy access to both the city centre and nearby motorways, such as the **M1**.

Also known for its excellent schools, such as **Rushey Mead Academy** and **Soar Valley College**, making it a popular choice for families. These schools are well-regarded within the Leicester education system, contributing to the appeal of the neighbourhood.

Being just a short distance from Leicester city centre, with convenient access to all the amenities, entertainment, and services the city has to offer. The commute to the city is quick, whether by car or public transport,

making it an ideal location for those working in the city.

Ground Floor

Hallway

Reception/Living Area

20' 1" x 11' 3" (6.12m x 3.43m)

Kitchen

11' 4" x 10' 9" (3.45m x 3.28m)

First Floor

Bedroom 1

13' 2" x 9' 7" (4.01m x 2.92m)

Bedroom 2

10' 6" x 7' 1" (3.20m x 2.16m)

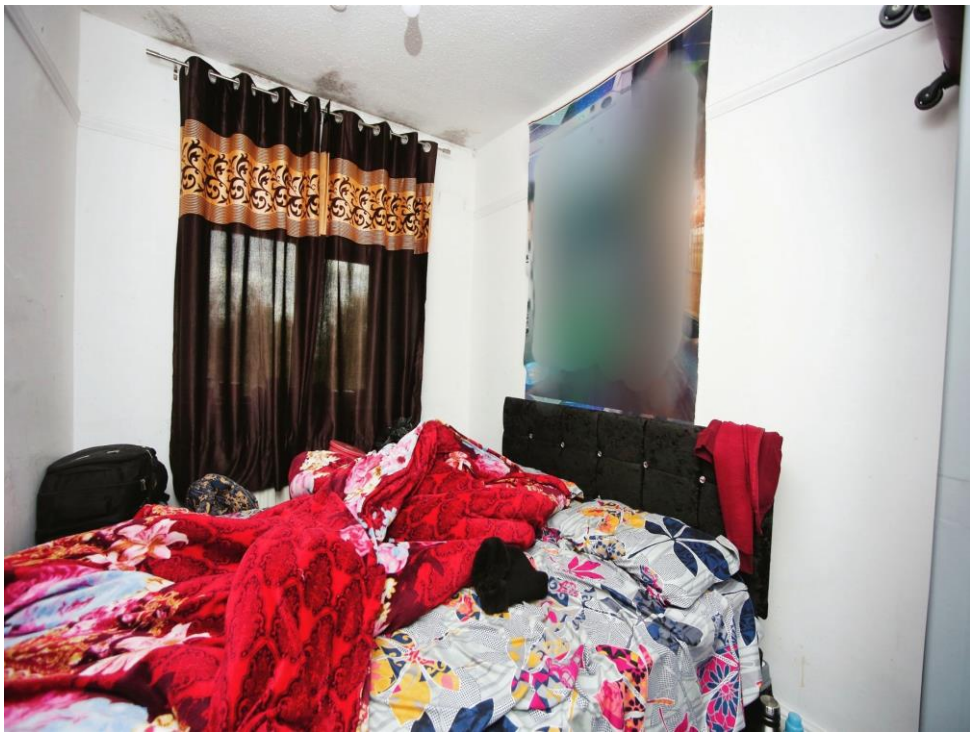
Bathroom

7' 1" x 7' (2.16m x 2.13m)

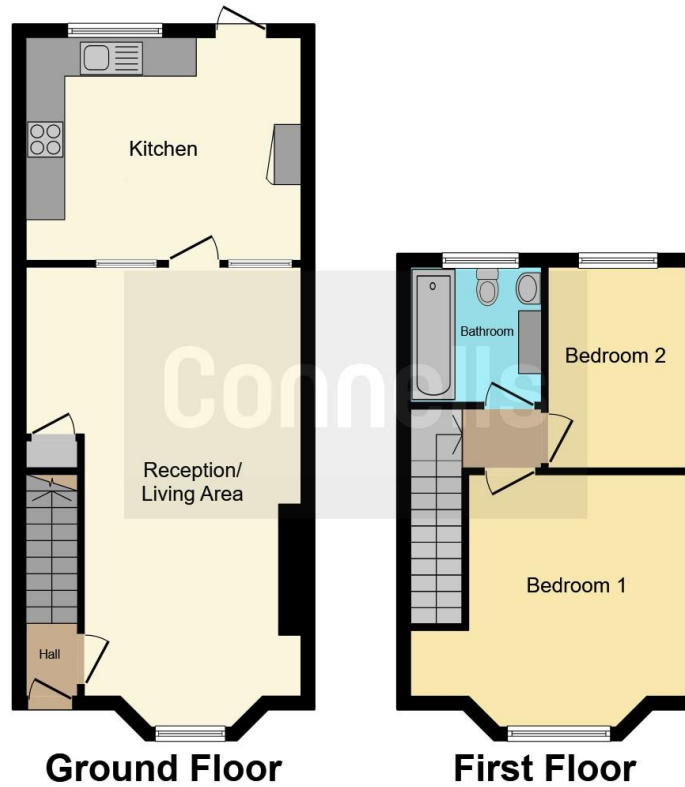
Agent's Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved









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

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22-24 Halford Street
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EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/LTR323061



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.

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