



**Connells**  
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**FOR SALE**

**Connells**

Leveric Road  
Leicester





## Property Description

Located to the east of Leicester's city centre, within the area of North Evington.

The area boasts a range of local shops, ethnic grocery stores, and eateries, reflecting Leicester's diverse community. Larger shopping centres and supermarkets are also accessible within a short drive or bus ride.

Good transport connections, with several bus routes serving the area and providing efficient access to Leicester city centre and other parts of the city. The proximity to the A47 and A6030 roads ensures convenient travel by car.

In summary it is a dynamic and diverse location that offers a blend of residential comfort, accessible amenities, and a strong sense of community. Its convenient transport links and proximity to green spaces make it an appealing place to live.

## Ground Floor

### Hallway

### Lounge

15' 2" x 10' 8" ( 4.62m x 3.25m )

### Kitchen

19' 1" x 6' 5" ( 5.82m x 1.96m )

## First Floor

### Bedroom 1

11' 9" x 9' 3" ( 3.58m x 2.82m )

### Bedroom 2

10' 9" x 12' 3" ( 3.28m x 3.73m )

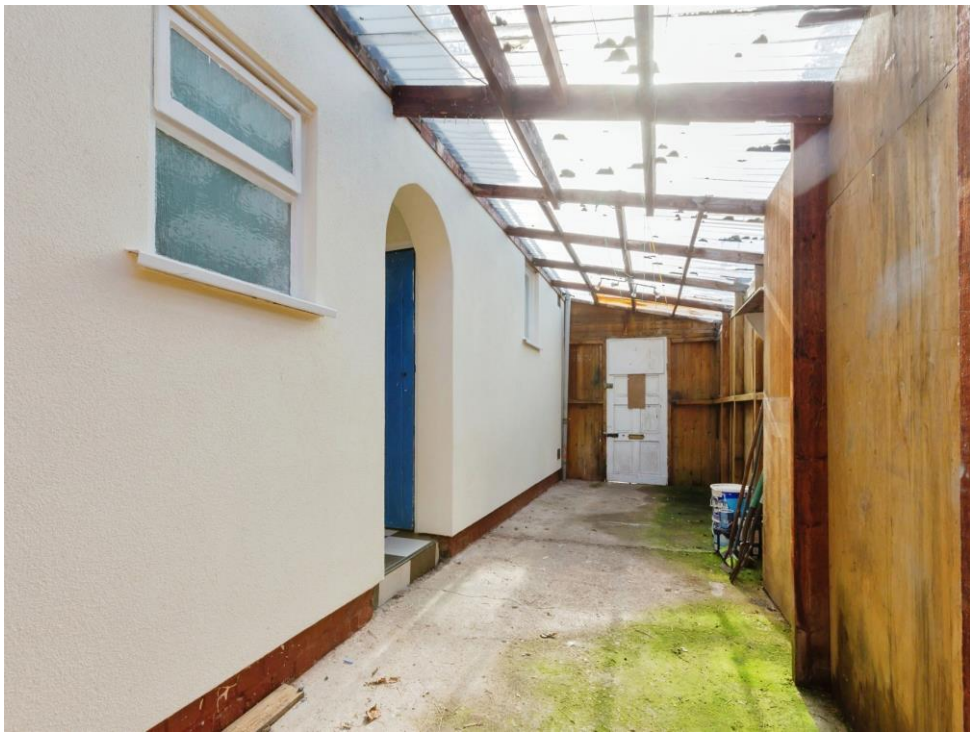
### Bedroom 3

7' 8" x 8' 8" ( 2.34m x 2.64m )

### Bathroom

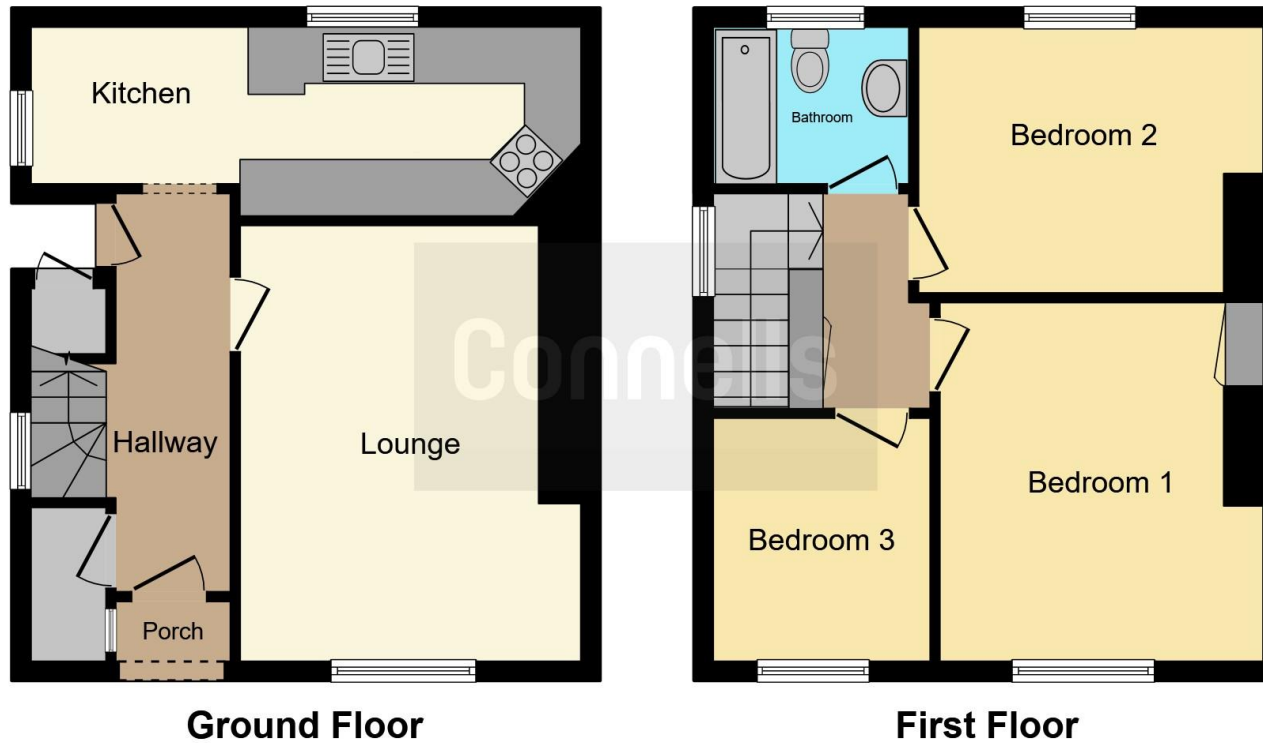
6' 7" x 5' 6" ( 2.01m x 1.68m )











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](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Freehold

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