



Connells

Lymington Road
Leicester



Property Description

Situated in the highly regarded area of Humberstone, Lymington Road offers a peaceful residential setting with convenient access to a wealth of amenities and excellent transport links. This property is ideal for families, professionals, and first-time buyers looking for a well-connected and welcoming neighbourhood.

Humberstone is known for its strong community feel and proximity to Leicester city centre, which is just a short drive or bus ride away. The property also benefits from easy access to the A47 and A563 ring road, providing superb connectivity to surrounding areas.

Residents will find a range of amenities nearby, including supermarkets, shops, and eateries, as well as the popular Hamilton retail park. Families will appreciate the choice of reputable schools and nurseries in the area, catering to children of all ages.

Outdoor enthusiasts will enjoy the abundance of green spaces nearby, including Humberstone Park and Evington Park, which offer ideal spots for walking, cycling, and leisure activities. The area also provides access to local leisure facilities, gyms, and community events.



Ground Floor

Hallway

Lounge

11' x 11' 1" (3.35m x 3.38m)

With ornamental fireplace and slide door to the rear garden.

Dining Room

10' 7" x 17' 1" (3.23m x 5.21m)

With a bay-window to the front.

Kitchen

6' 9" x 12' 1" (2.06m x 3.68m)

Fitted kitchen with a range of wall and base units and window to the rear.

First Floor

Bedroom 1

11' 1" x 14' 7" (3.38m x 4.45m)

With fitted wardrobes and window to the rear.

Bedroom 2

11' 1" x 10' 3" (3.38m x 3.12m)

With fitted wardrobes and a bay-window to the rear.

Bedroom 3

6' 9" x 7' 9" (2.06m x 2.36m)

With fitted store and window to the front.

Bathroom

8' 2" x 9' 7" (2.49m x 2.92m)

God-sized bathroom having a bath and shower unit, wash hand basin and toilet.

Separate Toilet (2' 3" x 3' 8")









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: E

Tenure: Freehold

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