



**Connells**

Fosse Road North  
Leicester



## Property Description

Situated in the bustling area of Newfoundpool, offers a convenient urban location with excellent access to amenities and transport links. This property is ideal for professionals, families, and investors seeking a vibrant and well-connected setting.

The property benefits from its close proximity to Leicester city centre, which is just a short drive or bus ride away, offering an array of shopping, dining, and leisure facilities. The nearby Fosse Park Shopping Centre and Meridian Leisure Park provide additional options for retail and entertainment.

Fosse Road North is well-connected by major road networks, including the A50 and A563 ring road, making it ideal for commuters. Regular public transport services and Leicester railway station provide further connectivity to surrounding cities and beyond.

Residents will enjoy access to a range of local amenities, including shops, supermarkets, and eateries. For families, the area offers a selection of well-regarded schools and nurseries, catering to all ages.

Outdoor enthusiasts can take advantage of nearby green spaces such as Fosse Recreation Ground and Braunstone Park, perfect for walking, jogging, and relaxation. The lively neighbourhood also offers a sense of community with local events and activities.

## Ground Floor

### Lounge

12' 3" x 12' 9" ( 3.73m x 3.89m )

### Dining Room

12' 3" x 11' 8" ( 3.73m x 3.56m )

### Kitchen

7' 3" x 14' 2" ( 2.21m x 4.32m )

## First Floor

### Bedroom 1

11' 7" x 11' 1" ( 3.53m x 3.38m )

### Bedroom 2

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

### Bedroom 3

8' 8" x 8' 7" ( 2.64m x 2.62m )

### Bathroom

5' 2" x 5' 9" ( 1.57m x 1.75m )









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: Awaited**

Tenure: Freehold

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