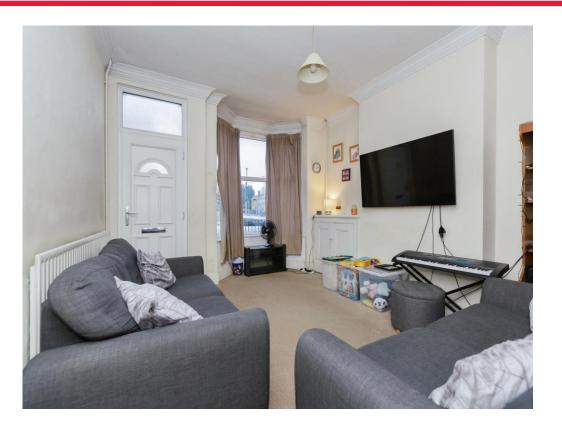


Connells

Fosse Road North Leicester

Fosse Road North Leicester LE3 5ER







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)

















Residential Sales & Lettings | Mortgage Services | Conveyancing | Surveyors | Land & New Homes



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

T 0116 262 0022 E leicester@connells.co.uk

22-24 Halford Street LEICESTER LE1 1JB

view this property online connells.co.uk/Property/LTR323934

EPC Rating: Awaited



Tenure: Freehold



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.