



**Connells**

Herongate Road  
Leicester





## Property Description

Located in the popular and well-established area of Humberstone, offers a fantastic residential setting with convenient access to local amenities, green spaces, and excellent transport links. This property is ideal for families, professionals, and retirees seeking a comfortable and well-connected lifestyle.

Humberstone is a vibrant community with a range of amenities nearby, including local shops, supermarkets, and eateries. The bustling Uppingham Road is within easy reach, offering a variety of retail and dining options. Leicester city centre is just a short drive or bus ride away, providing access to an extensive array of shopping, leisure, and cultural attractions.

The property benefits from excellent connectivity, with the A47 and A563 ring road offering quick access to Leicester and the surrounding areas. Regular bus services operate in the area, and Leicester railway station is a short journey away, providing direct links to major cities such as London and Birmingham.

For families, the area boasts several well-regarded schools and nurseries. Outdoor enthusiasts will appreciate nearby Humberstone Park and the surrounding green spaces, perfect for walking, jogging, or family outings. The neighbourhood's community-focused atmosphere and recreational facilities further enhance its appeal.

## Ground Floor

### Hallway

### Lounge

17' 9" x 12' 8" ( 5.41m x 3.86m )

With a bay-window to the front and ornamental fireplace.

### Kitchen/Diner

15' 1" x 11' 2" ( 4.60m x 3.40m )

Fully fitted kitchen with a range of wall and base units, sink unit with window over and integrated hob. With dining area and patio door to the rear garden.

### Office

8' 6" x 17' 5" ( 2.59m x 5.31m )

With window to the front and an access to downstairs shower room.

### Shower Room

5' 7" x 11' 1" ( 1.70m x 3.38m )

With shower unit, wash hand basin, towel radiator and toilet.

### Bedroom 4

8' 9" x 13' 2" ( 2.67m x 4.01m )

### First Floor

### Bedroom 1

10' 1" x 11' 2" ( 3.07m x 3.40m )

With fitted wardrobes, window to the front and an en-suite shower.

### En-Suite

5' 5" x 4' 9" ( 1.65m x 1.45m )

With shower unit, wash hand basin and toilet.

### Bedroom 2

9' 6" x 11' 8" ( 2.90m x 3.56m )

With fitted wardrobes and window to the rear.

### Bedroom 3

9' 9" x 7' 4" ( 2.97m x 2.24m )

With window to the rear.

### Bathroom

6' 3" x 5' 3" ( 1.91m x 1.60m )

Having a bath, wash hand basin and toilet.















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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