



Connells

Neston Gardens
Leicester



Property Description

Nestled in the vibrant neighbourhood of Knighton Fields, offers a blend of residential tranquillity and urban convenience. This property is perfect for families, professionals, or students seeking a well-connected and community-focused location in Leicester.

Knighton Fields is known for its friendly atmosphere and excellent access to local amenities. Nearby Queens Road and Clarendon Park provide an array of independent shops, cafes, and restaurants, creating a lively and eclectic community vibe. Leicester city centre is also within easy reach, offering extensive retail, dining, and entertainment options.

The property benefits from excellent transport links. The A6 and A5199 provide direct access to Leicester and surrounding areas, while regular bus services connect Knighton Fields to the city centre and other neighbourhoods. Leicester railway station is a short drive away, offering direct train services to London, Birmingham, and Nottingham.

Families and outdoor enthusiasts will appreciate the proximity to local parks, including Victoria Park and Knighton Park, which provide ample green spaces for recreation and relaxation. The area is also home to well-regarded schools and educational institutions, including the University of Leicester, making it a great choice for students and academics.

Lounge/Diner

13' 9" x 10' 6" (4.19m x 3.20m)

Kitchen

8' 4" x 9' 4" (2.54m x 2.84m)

Bedroom 1

9' 5" x 9' 6" (2.87m x 2.90m)

Bedroom 2

9' 4" x 12' 5" (2.84m x 3.78m)

Bathroom

6' 2" x 5' 1" (1.88m x 1.55m)









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

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22-24 Halford Street
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EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/LTR322945

This is a Leasehold property with details as follows; Term of Lease 125 years from 21 Feb 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.



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Property Ref: LTR322945 - 0002