



Connells

Littlebury Place
LEICESTER



Property Description

Situated in a convenient and well-connected area of Leicester, offers a fantastic residential setting with access to excellent local amenities and transport links. This property is ideal for families, professionals, and first-time buyers seeking a vibrant community atmosphere close to the city centre.

Located in the popular LE5 postcode, the property benefits from proximity to a variety of local shops, supermarkets, and eateries, catering to all daily needs. Uppingham Road and Humberstone provide further amenities, including independent retailers and dining options. Leicester city centre, with its extensive shopping, dining, and cultural attractions, is just a short drive or bus ride away.

Transport links are a key advantage of this location. The A47 and nearby ring roads provide easy access to the city centre and surrounding areas, while Leicester railway station offers regular services to London, Birmingham, and other major destinations.

Families will find a range of well-regarded schools and nurseries within the area, along with local parks and green spaces such as Humberstone Park, which offers opportunities for outdoor recreation and relaxation.

With its blend of suburban convenience, excellent connectivity, and proximity to Leicester's amenities, it is an ideal choice for comfortable and modern living.



Ground Floor

Hallway

With understairs cupboard and cloakroom.

Kitchen

7' 4" x 14' 5" (2.24m x 4.39m)

Fully fitted kitchen with integrated appliance & double-glazed windows.

Lounge/Dining room

20' 7" x 10' 3" (6.27m x 3.12m)

With patio door to the rear.

Family/Bedroom 4

9' 6" x 17' 6" (2.90m x 5.33m)

With window to the front.

Cloakroom

6' 1" x 3' 1" (1.85m x 0.94m)

With wash hand basin and toilet.

First Floor

Bedroom 1

13' 6" x 11' 3" (4.11m x 3.43m)

Having a window to the front, fitted wardrobes and an en-suite.

En-Suite

4' 6" x 6' 5" (1.37m x 1.96m)

With walk-in shower, wash hand basin and toilet.

Bedroom 2

10' 7" x 8' 9" (3.23m x 2.67m)

With window to the rear.

Bedroom 3

7' 3" x 11' 1" (2.21m x 3.38m)

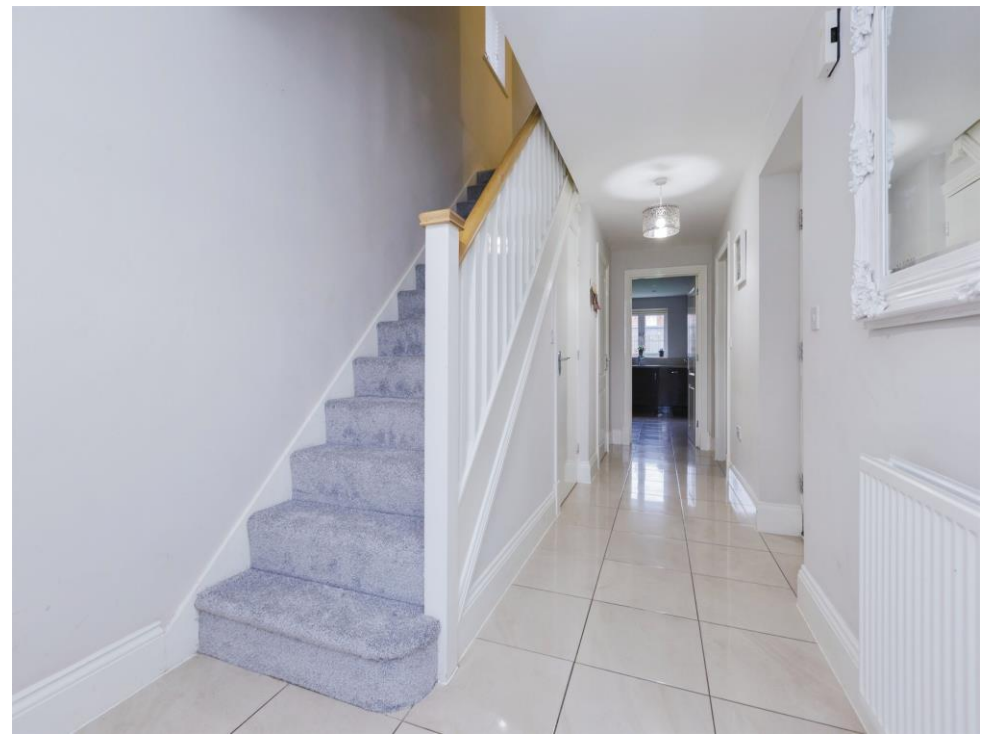
With window to the rear.

Bathroom

6' 6" x 6' 4" (1.98m x 1.93m)

Having a bath with shower over, 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

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EPC Rating: B

Tenure: Freehold

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