



Connells

Seaton Rise
Leicester

Seaton Rise Leicester LE5 1SR

for sale offers over
£275,000



Property Description

An extended semi-detached property conveniently situated in close proximity to local amenities, together with transport links on the nearby ring road and a bus services to the city centre. The accommodation is well presented throughout and comprises: entrance hall, lounge opening through to a second reception, dining room, kitchen and a modern shower room to the ground floor, with three bedrooms and a bathroom upstairs. Outside is a garage, off-road parking and an enclosed rear garden. Viewing recommended to appreciate the standard of accommodation on offer.

Conveniently located in the Humberstone and Hamilton area of Leicester East. There are good local schools such as Orchard Mead Academy within close proximity and convenient access to Leicester city centre.

There are also excellent transport links and regular bus routes which operate in the area. Leicester Railway Station is around 4 miles away, offering direct services to major cities like London, Birmingham, and Nottingham. Local GP surgeries, Leicester General Hospital is about 3 miles away and dental clinics serve the area.

With its growing property values, strong community feel, and access to schools, shops, and green spaces, this home is a great investment for families and professionals alike.

Entrance Hall

Provides access to the ground floor reception rooms and staircase to the first floor landing with an understairs storage cupboard.

Lounge

12' 6" x 13' 1" (3.81m x 3.99m)

Situated at the front of the property, is fully carpeted and neutrally decorated, opening through to the second reception room.

Reception 2

10' 7" x 10' 1" (3.23m x 3.07m)

Double glazed window to the rear, radiator and door to the dining room.

Dining Room

7' 9" x 10' 2" (2.36m x 3.10m)

Has tiled flooring throughout and radiator.

Lobby

With access to the kitchen, shower room and access door to the rear garden, enhancing the connection between indoor and outdoor spaces.

Kitchen

7' 6" x 13' 2" (2.29m x 4.01m)

Situated towards the rear, the modern kitchen diner is equipped with a range of wall, base, and drawer units, Quartz work surfaces with tiling to splashbacks, sink and drainer, built-in oven and five-ring hob, space for washing machine, tumble dryer and fridge freezer,

integrated bins, tiled floor and double glazed window with views over the garden.

Shower Room

Conveniently located ground floor shower room comprising shower cubicle, wash hand basin, wc, heated towel rail, tiled floor and double glazed window to the rear.

First Floor Landing

Access to all bedrooms, bathroom, airing cupboard housing the boiler and loft access.

Bedroom One

11' 2" x 12' (3.40m x 3.66m)

Master double bedroom with fitted carpet, double glazed window to the rear elevation and radiator.

Bedroom Two

10' 3" x 11' 3" (3.12m x 3.43m)

Double bedroom, fully carpeted, double glazed window to the front elevation and radiator

Bedroom Three

8' 4" x 8' 2" (2.54m x 2.49m)

Single bedroom with double glazed window to the front elevation and radiator.

Bathroom

Family bathroom comprising bath with an electric shower over, wash hand basin with vanity unit, wc, radiator, tiling to walls and floor, double glazed window to the rear.

Outside

To the front of the property there is off-road parking leading to the garage. There is an enclosed garden to the rear.









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

22-24 Halford Street
 LEICESTER LE1 1JB

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Tenure: Freehold

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