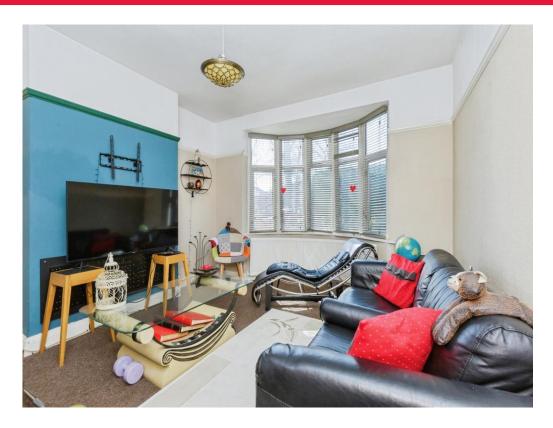


Connells

Welford Road Leicester

# Welford Road Leicester LE2 6EL







# **Property Description**

Located in a well-regarded residential neighbourhood. Welford Road itself is a major arterial route connecting Leicester City Centre. The area is popular with families, professionals and students, given its proximity to universities and good schools.

Independent cafes, restaurants and boutique shops are all nearby. Schools are within walking distance and several pharmacies are close by. Several bus routes run frequently along Welford Road, Leicester railway station offers fast connections to London, Birmingham and Nottingham.

Knighton Park which is a large public park featuring woodland walks, a playgrounds and sports fields. Victoria Park is a short driveway and is a popular spot for jogging, dog walking and outdoor events. Leicester Golf Centre is also located nearby and is ideal for golf enthusiasts.

## **Entrance Porch**

6' 2" x 2' 6" ( 1.88m x 0.76m )

Having door leading to the entrance hall.

## **Entrance Hall**

6' 2" x 12' 8" ( 1.88m x 3.86m )

Having stairs leading to the first floor and door leading to the ground floor WC.

## **Ground Floor Wc**

1' 3" x 2' 2" ( 0.38m x 0.66m )

Having low level WC and a corner wash hand basin.

## Lounge

11' 9" x 14' (3.58m x 4.27m)

Having double glazed bay fronted window, radiator, fitted carpet and neutrally decorated.

# **Dining Room**

11' 9" x 12' (3.58m x 3.66m)

Having laminated flooring, radiator and patio doors leading to the rear garden.

#### Kitchen

8' 4" x 8' (2.54m x 2.44m)

Fitted with wall and base units, oven, hob and extractor fan, tiled flooring and double glazed window overlooking the rear garden.

#### **Bedroom One**

16' 7" x 11' 3" ( 5.05m x 3.43m )

With double glazed window overlooking the front, radiator and space for wardrobes.

## **Bedroom Two**

11' 9" x 12' 1" ( 3.58m x 3.68m )

Double glazed window overlooking the rear garden offering natural light, carpeted, radiator and space for wardrobes.

## **Bedroom Three**

11' 2" x 11' 9" ( 3.40m x 3.58m )

Having double glazed window, radiator, can be used as a child's room, quest room or home office.

# Bathroom

6' 9" x 7' 6" ( 2.06m x 2.29m )

Having three piece suite comprising, bath with shower over, low level WC, wash hand basin, wooden flooring, tiled walls and double glazed window to the rear.

## Outside

There is off road parking to the front with garage, the rear garden is mainly laid to lawn with fencing to the side.

















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

EPC Rating: D

view this property online connells.co.uk/Property/LTR323477



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.