



Connells

Welford Road  
Leicester





## 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, guest 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.













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**EPC Rating: D**

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Tenure: Freehold



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