



**Connells**

Shakespeare Street  
Leicester





## Property Description

A very well presented three bedroom mid-terrace property, comprising of a dining room heading through to a separate lounge, a fitted kitchen with utility room and wc downstairs. Moving on up to the first floor are three well-appointed bedrooms and a fitted family bathroom. To the rear is a paved courtyard. This property is offered with no upward chain and viewing is highly recommended.

Shakespeare Street and the surrounding area typically consist of terraced houses, common in older residential parts of Leicester. These properties are often popular with students, families, and young professionals. There are a variety of local shops, cafes, and restaurants in the vicinity, particularly along nearby Queens Road. It's also falls within close proximity to Victoria Park, a large green space in Leicester, ideal for outdoor activities.

This part of Leicester is generally a residential area and is close to several amenities and landmarks. The property is relatively close to Leicester's city centre, which is a short drive or bus ride away. The city centre is known for its vibrant shopping areas, cultural sites, and entertainment venues, including the Highcross shopping mall and the Leicester Market. The University of Leicester and De Montfort University are nearby, making this area popular with students and university staff.

## Dining Room

11' 9" x 12' 2" ( 3.58m x 3.71m )

With ornamental fireplace and window to the front elevation.

## Lounge

12' 2" x 11' 1" ( 3.71m x 3.38m )

With ornamental fireplace, staircase to first floor landing with an understairs storage cupboard and window to the rear elevation.

## Kitchen

12' 1" x 6' 6" ( 3.68m x 1.98m )

Fully fitted kitchen with cooker, sink unit overlooking the rear garden and access to the rear garden.

## Utility Room

5' 1" x 6' 7" ( 1.55m x 2.01m )

Accessed via the kitchen is a utility area having window overlooking the rear garden.

## Cloakroom

Comprising a ground floor low level wc.

## Bedroom One

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

Master bedroom with a feature ornamental fireplace and window to the front elevation.

## Bedroom Two

11' 1" x 8' 1" ( 3.38m x 2.46m )

Double bedroom having window to the front elevation.

## Bedroom Three

11' 3" x 6' 5" ( 3.43m x 1.96m )

Single bedroom with an ornamental fireplace and window to the rear elevation.

## Bathroom

Fitted family bathroom comprising a bath with shower over, toilet, wash hand basin and window to rear elevation.

## Vendor's Note:

Property has been re-plastered and redecorated recently.

Recently fitted carpet floor and Bosch boiler with 8 years warranty remaining.













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](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Freehold

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Property Ref: LTR324452 - 0002