







## Property Description

The property is situated in a vibrant and well-connected area just southeast of Leicester city centre and offering easy access to shopping, dining and cultural venues. Public transport is also located within close proximity, facilitating convenient travel across the city. Leicester Railway Station is approximately 2 miles away, providing regular services to London, Birmingham and other major cities.

Nearby areas such as Evington Road and London Road offer a variety of shops, cafes and restaurants catering to diverse tastes.

The area boasts several well-regarded schools, additionally, the University of Leicester and De Montfort University are within easy reach, making the area attractive for students, families and professionals.

Residents can also enjoy several nearby parks and recreational areas, providing opportunities for outdoor activities and relaxation.

## Reception Room One

11' 3" x 11' 9" ( 3.43m x 3.58m )

Having tiled fireplace and double glazed window overlooking the front

## Reception Room Two

11' 3" x 12' 5" ( 3.43m x 3.78m )

Having stairs leading to the first floor

## Kitchen

7' 8" x 17' 7" ( 2.34m x 5.36m )

Fitted with wall and base units, oven, hob and extractor fan and double glazed door leading to the rear garden

## Ground Floor WC

Comprising of low level WC

## First Floor Landing

## Bedroom One

12' 8" x 12' 10" ( 3.86m x 3.91m )

Having double glazed window overlooking the front and radiator

## Bedroom Two

9' 8" x 12' 5" ( 2.95m x 3.78m )

Having double glazed window and radiator

## Bedroom Three

7' 2" x 11' 5" ( 2.18m x 3.48m )

With double glazed window and radiator

## Bathroom

4' 1" x 9' 9" ( 1.24m x 2.97m )

Three piece suite, comprising bath, wash hand basin and low level WC

## Outside

There is on street parking to the front and slabbed rear garden with brick wall













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: E**

Tenure: Freehold

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