



Pool Road
Leicester LE3 9GJ

for sale offers over
£210,000



Property Description

Situated in the vibrant Newfoundpool area of Leicester, Pool Road offers residents a blend of urban convenience and community charm. This area is particularly appealing to first time buyers, families and investors due to its proximity to essential amenities and transport links.

Leicester Railway Station is approximately 1.3 miles away, providing direct services to major cities like London, Birmingham and Nottingham. There are multiple bus stops within a short walking distance ensuring easy access to Leicester city centre and surrounding areas.

This house has had the full works done to it including, complete rewiring of the house, whole new heating system, new 4-piece bathroom, new kitchen, 300mm of insulation in the loft, damp proofing with 20-year guarantee, brand-new roof, large new patio area in the garden

Lounge

11' 4" x 12' 3" (3.45m x 3.73m)

A bright and welcoming lounge with fitted carpet, radiator and double glazed window to the front

Dining Room

12' 3" x 11' 4" (3.73m x 3.45m)

A spacious and versatile dining area ideal for families and entertaining guests and being neutrally decorated, radiator, having double glazed window overlooking the rear garden and door leading to the kitchen

Kitchen

5' 4" x 12' 5" (1.63m x 3.78m)

A well appointed modern kitchen fitted with a range of contemporary wall and base units, offering ample storage and worktop space, integrated oven, hob and extractor fan, stainless steel sink unit and large double glazed window overlooking the rear

First Floor Landing

Bedroom One

10' 9" x 11' 4" (3.28m x 3.45m)

A generously sized primary bedroom situated at the front of the property, featuring carpet flooring, being neutrally decorated and having radiator and double glazed window

Bedroom Two

7' 8" x 12' 5" (2.34m x 3.78m)

A well proportioned second bedroom, ideal for use as a guest room, child's bedroom or home office, finished in neutral decor with large rear facing window allowing plenty of natural light and radiator

Bathroom

5' 4" x 12' 5" (1.63m x 3.78m)

A modern fitted bathroom, comprising shower unit, bath, wash hand basin and low level WC, towel rail and frosted double glazed window to the rear

Outside

A well maintained and enclosed rear garden

ideal for families and outdoor entertaining









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: C Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/LTR324473



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LTR324473 - 0005