



Connells

Lime Grove Close
LEICESTER

Lime Grove Close LEICESTER LE4 0UF

for sale offers over
£200,000



Property Description

Situated in a quiet residential area withing the Belgrave area of Leicester, just north of the city centre with nearby bus routes providing regular services into Leicester City Centre. A6 and A563 are easily accessible, offering routes towards Loughborough, Nottingham and the M1.

There are several primary and secondary schools within walking distance, including Catherine Junior School and Babington Academy.

Close to Melton Road and Belgrave Road, home to local shops, takeaways and larger supermarkets. There are temples, mosques and churches within close proximity, reflecting the area's diverse community.

Abbey Park, one of Leicester's largest and most scenic parks with riverside walks, play areas and gardens. A short drive to Watermead Country Park, ideal for outdoor activities.

The area is known for its diverse, vibrant and friendly community, making it popular for families and first time buyers.

Entrance Hall

5' 9" x 10' 1" (1.75m x 3.07m)

Being neutrally decorated with radiator, door leading to the lounge and stairs to the first floor

Lounge

10' 3" x 13' 3" (3.12m x 4.04m)

Large front facing window allowing plenty of natural light, neutral walls, original flooring and central heating radiator

Kitchen/Dining Room

7' 4" x 19' 6" (2.24m x 5.94m)

Fitted with wall and base units, laminate worktops, space for appliances, double glazed window overlooking the rear, radiator, space for dining table and chairs

First Floor Landing

Bedroom One

10' 4" x 13' 6" (3.15m x 4.11m)

Spacious layout, large double glazed window overlooking the front and radiator

Bedroom Two

10' 7" x 9' 4" (3.23m x 2.84m)

Having double glazed window to the rear and radiator

Bedroom Three

7' 4" x 10' 10" (2.24m x 3.30m)

Double glazed window overlooking the rear garden and radiator. This room would be ideal for use as a guest room, child' room or study

Bathroom

4' 7" x 5' 8" (1.40m x 1.73m)

Having bath with shower over, wash hand basin, tiled walls and double glazed window to the rear

Separate WC

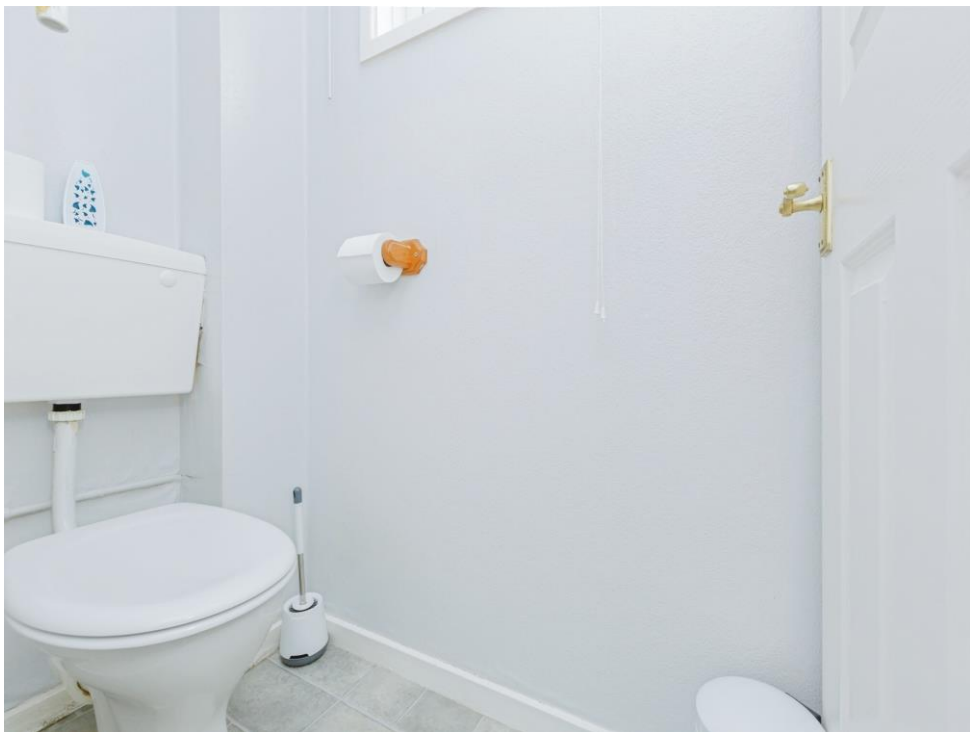
5' 2" x 2' 6" (1.57m x 0.76m)

Fitted with low level WC, vinyl flooring and double glazed window

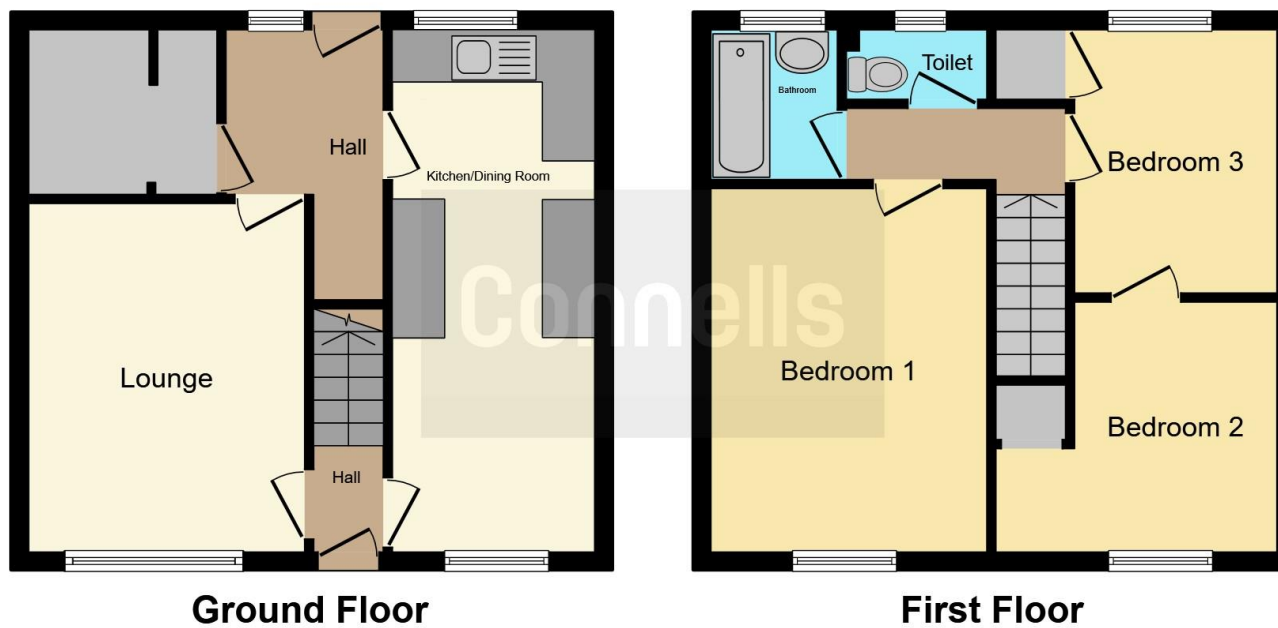
Outside

To the front, there is a small pathway leading to the front door. To the rear, there is a lawned area with fenced boundaries to allow privacy and a paved area perfect for outdoor seating









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

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EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

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