





Property Description

Located in the Spinney Hills area of Leicester, residents can benefit from proximity to various amenities. A notable feature of the area is Spinney Hill Park, offering green spaces, walking paths and recreational facilities, serving as a cultural hub for community activities and providing residents with a tranquil environment.

Maynard Road has access to several educational institutions, Charnwood Primary School and Moat Community College are both within walking distance.

Leicester Railway Station is approximately 0.5 miles away, offering direct services to major cities. There are multiple bus routes which operate in the vicinity, providing convenient access to the city centre and surrounding areas.

Leicester City Centre is easily accessible where you can find a majority of retail outlets as well as cafes and restaurants.

Dining Room

10' 7" x 11' 2" (3.23m x 3.40m)

A bright and airy room can be used as a lounge, having laminated flooring, radiator and large double glazed window overlooking the front

Lounge

10' 7" x 12' 5" (3.23m x 3.78m)

Having radiator,, double glazed window overlooking the rear and door leading to the kitchen

Kitchen

5' 9" x 12' 3" (1.75m x 3.73m)

Fitted with a range of wall and base units, integrated hob and oven, stainless steel sink unit and double glazed window to the rear

Shower Room

5' 5" x 6' 9" (1.65m x 2.06m)

Being fully tiled and comprising shower cubicle, low level WC, wash hand basin, heated towel rail and frosted glazed window to the rear

First Floor Landing

Bedroom One

11' 8" x 11' 2" (3.56m x 3.40m)

Having double glazed window to the front, neutrally decorated and radiator

Bedroom Two

10' 8" x 12' 6" (3.25m x 3.81m)

Having large double glazed window overlooking the rear and radiator

Bedroom Three

6' 1" x 12' 3" (1.85m x 3.73m)

Ideal for use as a study/home office and having double glazed window to the rear and radiator

Outside

There is on street parking to the front and to the rear there is a courtyard garden









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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