



Connells

Goodwood Road
LEICESTER



Property Description

Situated in a heart of the popular Evington area of Leicester, a well-established and sought after residential suburb to the east of the city centre. The area is close to local shops, supermarkets, places of worship and takeaways, with Hamilton Tesco Extra and Uppingham Road shops within easy reach.

The property lies within the catchment for well-regarded primary and secondary schools, including Judge meadow Community College and Crown Hills Community College.

Goodwood Road has easy access to major roads including the A47 (Uppingham Road) and A563 (Outer Ring Road), offering quick routes to the city centre and surrounding areas. Regular bus services also run nearby.

Evington Park and Humberstone Park are also within easy reach, making it ideal for families and popular for picnics, dog walking and community events.

Entrance Porch

5' 9" x 2' 2" (1.75m x 0.66m)

Having door leading to the entrance hall

Entrance Hall

5' 9" x 13' 1" (1.75m x 3.99m)

Upon entering, you are greeted by a spacious and welcoming entrance hall having understairs storage area and stairs leading to the first floor

Lounge

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

A bright and space main living area having large double glazed bay window to the front, wood flooring, neutral decor and radiator

Reception Room Two

11' 8" x 13' 9" (3.56m x 4.19m)

Being open plan, and having laminated flooring and radiator

Kitchen

8' 8" x 23' 4" (2.64m x 7.11m)

A functional and stylish hub of the home, thoughtfully designed for both everyday living, having a range of wall and base units offering ample storage, finished in a modern gloss effect, integrated oven, hob and extractor fan, tiled flooring and double-glazed patio doors leading to the garden

Ground Floor Shower Room

5' 3" x 7' 7" (1.60m x 2.31m)

Being fully tiled and having corner shower cubicle with electric shower, low level WC, wash hand basin

First Floor Landing

Bedroom One

11' 9" x 12' 7" (3.58m x 3.84m)

Generously sized principal bedroom, offering a peaceful and private retreat and having double glazed bay window overlooking the front and radiator

Bedroom Two

6' 8" x 8' 8" (2.03m x 2.64m)

A well-proportioned and versatile space, having double glazed window overlooking the garden and radiator

Bedroom Three

11' 1" x 12' 9" (3.38m x 3.89m)

Compact, yet functional space, ideal for use as a nursery, dressing room or home office, having double glazed window to the rear and radiator

Shower Room

7' 8" x 8' 5" (2.34m x 2.57m)

The bathroom is clean and modern, and well-appointed space designed for comfort and functionality. Finished to a high standard and features a shower cubicle, wash hand basin and WC, fitted cabinet, tiled flooring and double-glazed window overlooking the rear

Second Floor Landing

Attic

7' 3" x 20' 4" (2.21m x 6.20m)

There is storage facility in the attic with power and light

Outside

To the front, there is a block paved driveway and parking space for up to 4 vehicles and access to a garage. There is also an electric charging point for electric vehicle and a large private rear garden with lots of potential, offering a peaceful retreat and an ideal setting for entertaining or family enjoyment. A neatly kept lawned area, wooden fencing and patio area.









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: D

Tenure: Freehold

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