



Connells

Keightley Road
Leicester



Property Description

The property is located in a well-connected residential part of Leicester. There are regular bus services to the city centre and surrounding areas. The A47 and A50 main roads can be easily accessible, offering links to the M1 and M69.

There are a number of Primary and Secondary schools nearby including The Hall Primary School, Forest Lodge Academy and Park Primary School, making it a suitable location for families.

Beaumont Leys Shopping Centre is within close proximity and is a convenient, local shopping destination, offering a variety of retailers, including supermarkets fashion outlets and eateries.

There are recreational areas offering a variety of leisure activities for all ages. New Parks Leisure Centre is ideal for fitness enthusiasts and families. Western Park, which is a short distance away, offers walking trails, tennis courts and playground.

Entrance Porch

5' 5" x 3' 6" (1.65m x 1.07m)

Having double glazed door to the entrance hall

Entrance Hall

7' 3" x 12' 7" (2.21m x 3.84m)

Neutrally decorated and fitted with laminated flooring, radiator, doors leading to the lounge and kitchen and stairs leading to the first floor

Lounge

13' 3" x 12' 7" (4.04m x 3.84m)

Large double glazed window overlooking the front, providing natural light, wood flooring, radiator and being neutrally decorated

Dining Room

10' 2" x 8' 5" (3.10m x 2.57m)

Located at the rear of the property, adjacent to the kitchen with patio doors opening directly onto the rear garden, wood flooring and radiator

Kitchen

10' 2" x 8' 5" (3.10m x 2.57m)

A bright and well fitted kitchen having wall and base units, wood-effect countertops, stainless steel sink unit, partly tiled walls, tiled flooring, radiator and double glazed window overlooking the rear garden

Ground Floor Wc

4' x 2' 9" (1.22m x 0.84m)

Fitted with low level WC, tiled flooring and partly tiled walls

First Floor Landing

Bedroom One

12' 7" x 12' 10" (3.84m x 3.91m)

Having double glazed window overlooking the front, radiator and fitted with laminated flooring

Bedroom Two

13' 4" x 8' 6" (4.06m x 2.59m)

Fitted with wardrobes, radiator, laminated flooring and double glazed window overlooking the rear

Bedroom Three

8' 5" x 9' 1" (2.57m x 2.77m)

Having double glazed window overlooking the rear, radiator, laminated flooring. space for small desk or chest of drawers and can be used as a home office or study

Bathroom

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

Having shower unit, low level WC and wash hand basin, fully tiled walls and frosted glazed window to the rear

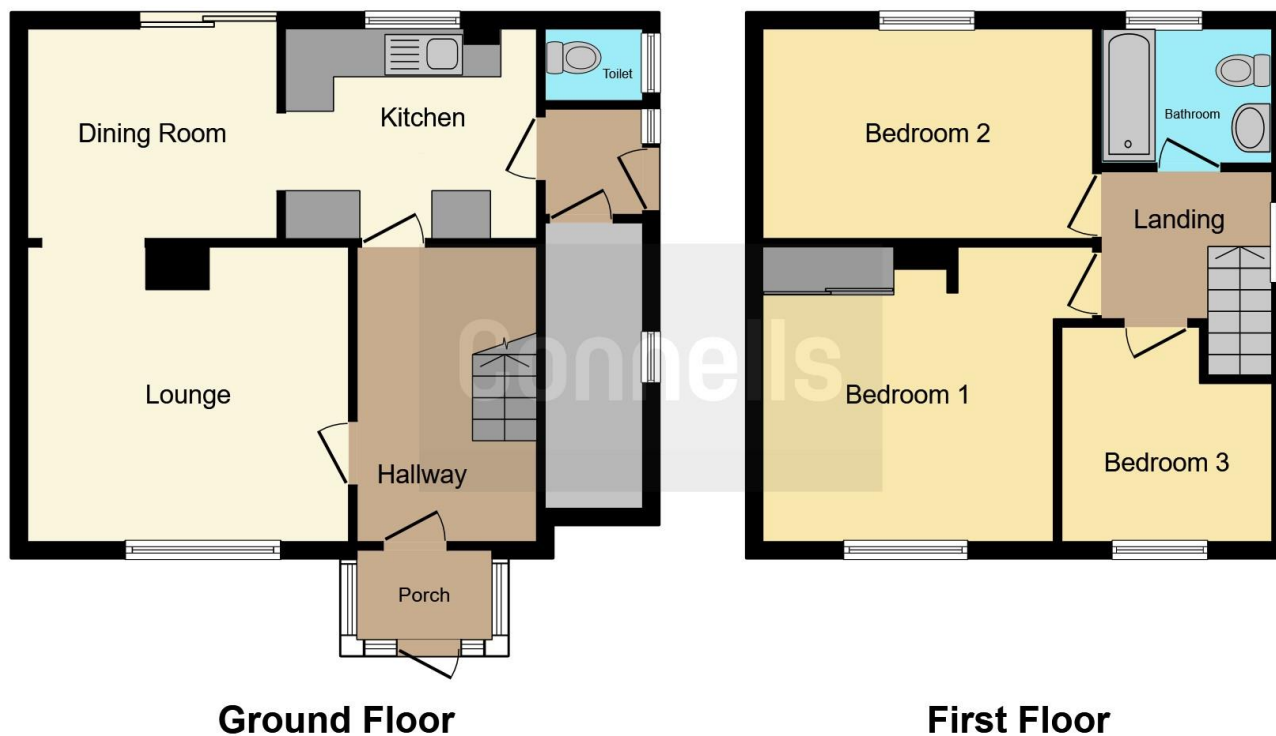
Outside

There is allocated parking and a well-maintained rear garden with patio area and wood panel fencing to allow privacy









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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