



Connells

Marfitt Street
Leicester



Property Description

Situated in a well-established residential area of Leicester with easy road access to Leicester city centre and close to A563 Leicester ring road which connects to the M1 and A46. The area is well served by public transport, with frequent bus services to the city centre and surrounding areas. Leicester railway station is approximately 2.5 miles away, offering regular services to London, Birmingham and beyond.

Several schools are within walking distance including Rushey Mead, Soar Valley and Spinney Hill Primary School, making it ideal for families.

Rushey Fields Recreational Ground which is just under a mile away is a popular park with open green spaces, playgrounds and sports facilities, ideal for walking, jogging, picnics and family outings.

Lounge

8' 1" x 11' 4" (2.46m x 3.45m)

Having double glazed bay window to the front, radiator, neutrally decorated, having stairs leading to the first floor and fitted with laminated flooring

Dining Room

8' 4" x 8' 5" (2.54m x 2.57m)

Located at the rear of the ground floor, between the lounge and kitchen, fitted with laminate flooring, wall mounted radiator and double glazed window to the rear

Kitchen

6' 3" x 13' 1" (1.91m x 3.99m)

Fitted with wall and base units, work surfaces, stainless steel sink unit, integrated oven, hob and extractor fan, laminated flooring and double glazed window overlooking the rear

Ground Floor Shower Room

6' 3" x 6' 6" (1.91m x 1.98m)

Comprising of shower cubicle, low level WC, wash hand basin and tiled flooring

First Floor Landing

Bedroom One

12' 9" x 11' 3" (3.89m x 3.43m)

Bright and spacious room being neutrally decorated and having double glazed window overlooking the front of the house and radiator

Bedroom Two

10' 10" x 11' 5" (3.30m x 3.48m)

Having double glazed window to the rear and radiator

Shower Room

6' 3" x 13' 5" (1.91m x 4.09m)

Fitted with shower cubicle, low level WC and wash hand basin

Outside

There is on street parking to the front









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

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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

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