



**Connells**

Belvoir Drive  
Leicester





### Property Description

Located in the sought-after Aylestone area of Leicester, offers a fantastic position within a charming residential street, ideal for professionals, first-time buyers, or investors. The area is well known for its mix of character properties, green spaces, and excellent transport links to Leicester city centre.

The property is within easy walking distance of Aylestone's local shops, convenience stores, cafés, and traditional pubs. Larger supermarkets and additional amenities can be found nearby at Fosse Park and Meridian Leisure Park, both just a short drive away. Leicester city centre is also easily accessible, providing a full range of shopping, dining, and entertainment options.

A number of well-regarded schools serve the area, including Granby Primary School and Sir Jonathan North Girls' College. The University of Leicester and De Montfort University are both within convenient commuting distance.

Belvoir Drive offers excellent road connections via the nearby Aylestone Road, A426, and the A563 ring road. The M1 and M69 motorways are easily reached, providing fast routes across the region. Leicester railway station is a short drive or bus ride away, offering direct trains to London St Pancras, Birmingham, and Nottingham.



## Hallway

## Lounge

16' 7" x 10' 4" ( 5.05m x 3.15m )

## Kitchen

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

## Bedroom 1

14' 7" x 8' 6" ( 4.45m x 2.59m )

## Bedroom 2

13' 1" x 6' 7" ( 3.99m x 2.01m )

## Shower Room

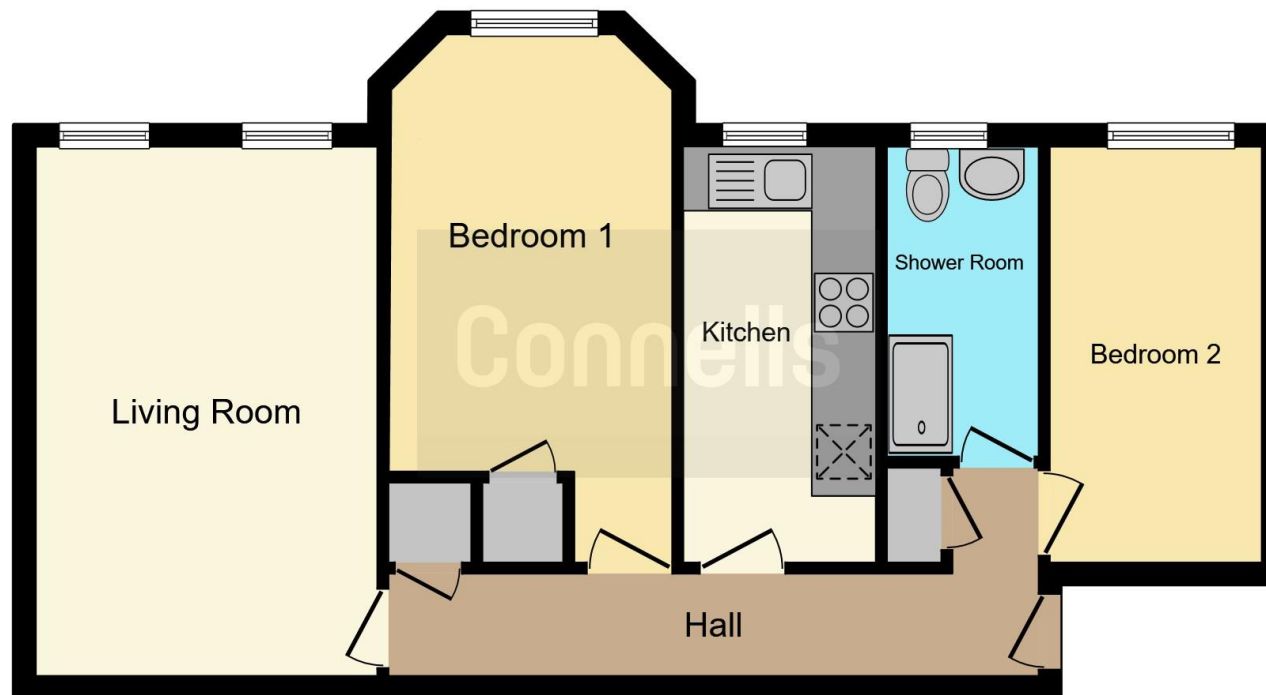
9' 8" x 4' 5" ( 2.95m x 1.35m )











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](http://www.focalagent.com)

To view this property please contact Connells on

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22-24 Halford Street  
 LEICESTER LE1 1JB

EPC Rating: C

Council Tax  
 Band: A

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LTR324605](http://connells.co.uk/Property/LTR324605)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: LTR324605 - 0004