



Connells

Manor Drive
Leicester



Property Description

Situated in the established residential area of Leicester, This property offers a comfortable living environment with convenient access to local amenities and transport links. This property is well-suited for families, professionals, and first-time buyers seeking a balanced lifestyle. Residents of Manor Drive benefit from proximity to a variety of local shops, supermarkets, and eateries catering to daily needs. The nearby Beaumont Leys Shopping Centre provides a wider selection of retail outlets and services. The property is conveniently located near major road networks, including the A6 and A46, facilitating easy travel to Leicester city centre and surrounding areas. Regular bus services operate in the vicinity, enhancing connectivity for non-drivers. Families will appreciate the selection of reputable schools and nurseries in the area. Additionally, local parks and green spaces offer opportunities for outdoor activities and leisure.

Combining suburban tranquillity with urban convenience, Manor Drive presents an attractive option for those looking to settle in Leicester.

Living Room

13' 1" x 13' 8" (3.99m x 4.17m)

Situated to the front aspect of the home is this spacious living room with a feature electric fireplace and surround, laminate flooring and carpeted staircase ascending to the first floor accommodation.

Dining Room

10' 6" x 7' 4" (3.20m x 2.24m)

Accessed via the archway is a separate dining area situated to the rear aspect of the home and leads through to the conservatory.

Kitchen

10' 5" x 6' 2" (3.17m x 1.88m)

Fitted with a range of wall and base units with contrasting worktops, an integrated gas hob with extractor and an electric over/grill, undercounter space for a washer/dryer, a stainless steel sink with mixer taps, boiler housing and window overlooking the rear garden.

Conservatory

6' x 8' (1.83m x 2.44m)

uPVC double glazed conservatory provides views over the rear garden and French doors for access.



Bedroom One

13' 8" x 10' 9" (4.17m x 3.28m)

Master bedroom having built in cupboards, laminate flooring, radiator and window to the front aspect.

Bedroom Two

9' 6" x 6' 7" (2.90m x 2.01m)

Double bedroom with laminate flooring, radiator and window to the rear aspect.

Bedroom Three

6' 7" x 6' 11" (2.01m x 2.11m)

Single bedroom with laminate flooring, radiator and window to the rear aspect.

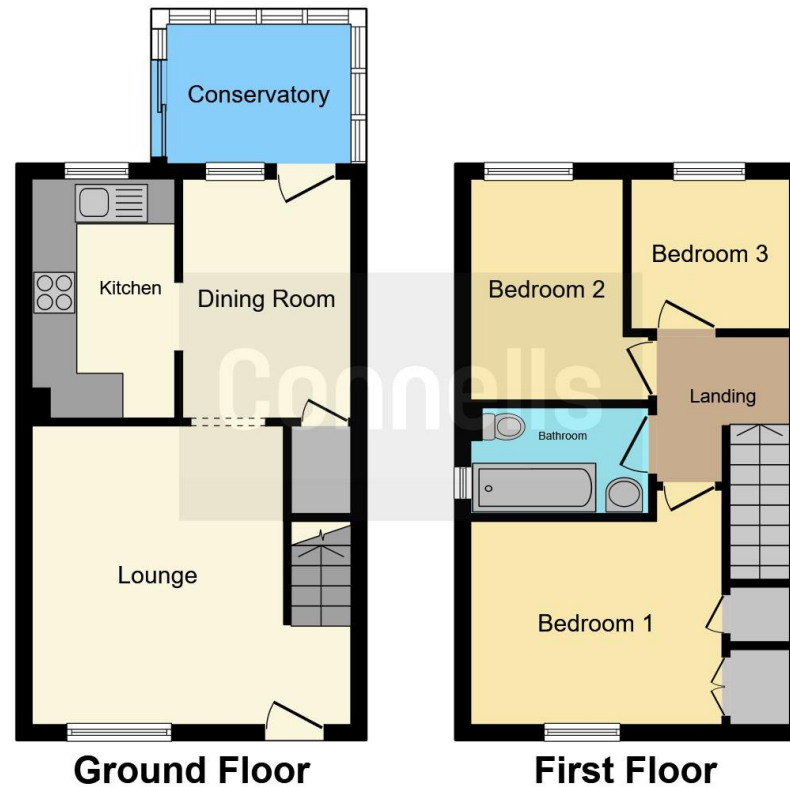
Bathroom

Family bathroom fitted with a three piece bathroom suite comprising of bath with shower over, wash hand basin and wc. Window to the side aspect.









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: D Council Tax
 Band: B

Tenure: Freehold

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Property Ref: LTR324633 - 0003