



Connells

Helena Crescent
Leicester

Helena Crescent Leicester LE4 2HB

for sale offers over
£210,000



Property Description

Welcome to this well-proportioned two bedroom semi-detached home located in a quiet residential area of Leicester's popular LE4 district.

Ideal for first time buyers, young families or investors seeking a well-located two bedroom semi-detached property in a popular residential area of Leicester, with off road parking and generous outdoor space.

There is excellent access to Leicester city centre, Birstall and the A6 and is close to local schools, shops and public transport routes. Abbey Park and the National Space Centre is also a short distance away.

Contact us today to arrange your viewing of this attractive semi-detached home in one of Leicester's most convenient neighbourhoods.

Entrance Hall

4' 1" x 11' 2" (1.24m x 3.40m)

A welcoming and functional space, offering access to the lounge and stairs leading to the first floor

Lounge

11' 7" x 12' 4" (3.53m x 3.76m)

A bright and spacious front facing lounge, offering a comfortable setting for relaxation. The large double-glazed window allows for plenty of natural light, a central feature fireplace adds character, while the layout flows well in the hallway and towards the kitchen

Kitchen

14' 2" x 8' 1" (4.32m x 2.46m)

Fitted with a range of wall and base units, there's plenty of worktop space. A large rear window and part glazed back door provide excellent natural light and views over the garden, with direct access outside for easy indoor-outdoor living

Dining Room

13' 9" x 9' 3" (4.19m x 2.82m)

The dining area offers a comfortable and practical spot for family meals or entertaining. Positioned near the rear window and door, it enjoys excellent natural light and pleasant views over the garden, creating a bright and relaxed atmosphere

First Floor Landing

Bedroom One

14' 7" x 9' 2" (4.45m x 2.79m)

A generously sized double bedroom located at the front of the property. A large double glazed window allows plenty of natural light, while the room easily accommodates a double bed, wardrobes and additional bedroom furniture

Bedroom Two

8' 7" x 11' 5" (2.62m x 3.48m)

Positioned at the rear of the property, this room is also well-proportioned with peaceful views over the rear garden. A large double glazed window fills the room with natural light, creating a bright and airy feel throughout the day

Bathroom

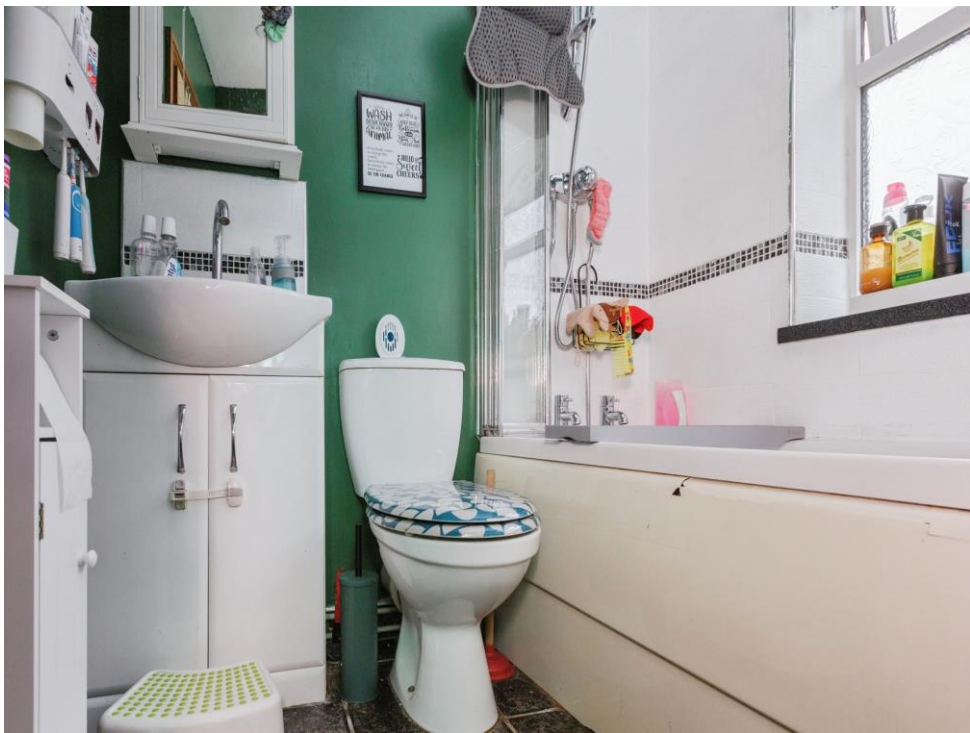
5' 6" x 6' (1.68m x 1.83m)

Three piece white suite comprising bath with shower over, wash hand basin and low level WC. A frosted double glazed window provides natural light and ventilation while maintaining privacy

Outside

The property benefits from a well maintained and spacious front and rear garden. To the rear, the property boasts a generous garden, offering ample space for children to play. There is room for a shed, greenhouse or patio seating area. Fully fenced for privacy and security, the garden is a key feature of the home









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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22-24 Halford Street
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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/LTR324891



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Property Ref: LTR324891 - 0003