



**Connells**

Green Lane Close  
Leicester



## Property Description

Spacious 3-Bedroom Semi-Detached Home in a Sought-After Cul-de-Sac Location. Tucked away in a quiet cul-de-sac just off Green Lane Road, this well-proportioned three-bedroom semi-detached home offers a fantastic opportunity for families, first-time buyers, or investors.

The property benefits from a generous garden, off-road parking, and a location that's hard to beat.

Situated in the popular Evington/Humberstone area. Just a short walk to Green Lane Road with its variety of shops, restaurants, and cultural amenities.

Being close to well-regarded schools, places of worship, and healthcare facilities with excellent transport links to Leicester city centre and the outer ring road. And just a short drive to Spinney Hill Park for leisure and green space.

This home offers both comfort and convenience, making it a perfect choice for those seeking a peaceful location with everything close at hand.

## Ground Floor

### Lounge

14' 9" x 12' ( 4.50m x 3.66m )

### Kitchen/Diner

18' 1" x 9' 8" ( 5.51m x 2.95m )

### Study

6' 5" x 10' 6" ( 1.96m x 3.20m )

## First Floor

### Bedroom 1

11' 9" x 11' 4" ( 3.58m x 3.45m )

### Bedroom 2

7' 1" x 9' 8" ( 2.16m x 2.95m )

### Bedroom 3

11' 9" x 9' 6" ( 3.58m x 2.90m )

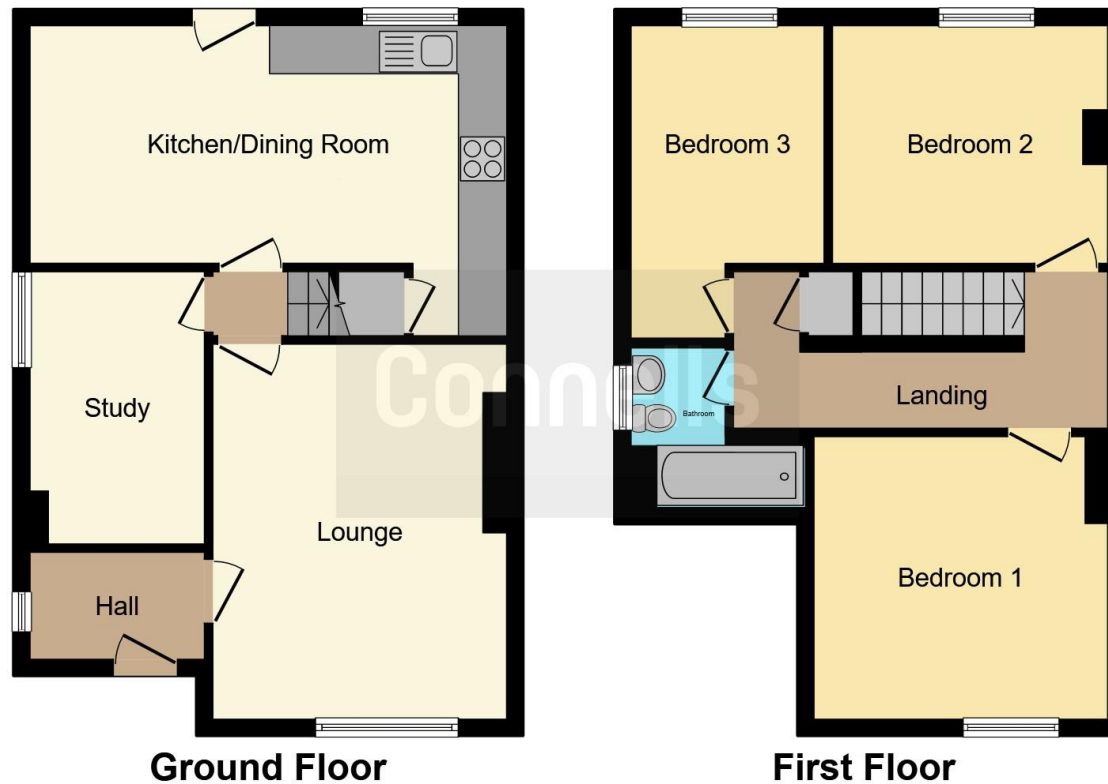
### Bathroom

4' 2" x 5' 4" ( 1.27m x 1.63m )









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)

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EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

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