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Armadale Drive  
Leicester



### Property Description

Step Inside Your Next Family Home.

Set in a peaceful and established residential street, this delightful four-bedroom semi-detached home offers a bright and inviting hallway leading to a comfortable lounge and a sociable kitchen/diner, bathed in natural daylight, store/utility room, ground floor bedroom with ensuite and three further bedrooms on the first floor with a family bathroom.

The property is positioned in a peaceful residential lane within Humberstone and Hamilton, this home benefits from proximity amenities and schools.

A wealth of amenities, local supermarkets, convenience stores and the Leicester train station just over 4km away ensure both convenience and connectivity.

Ideal for families or professionals seeking a solid home. Contact Connells on 0116 2620022 for a viewing to avoid disappointment

### Entrance Hall

12' 9" x 5' 5" ( 3.89m x 1.65m )

A welcoming hallway with bright, airy feel, offering access to the lounge, kitchen/diner, ground floor bedroom and en-suite. Finished with neutral decor and practical flooring.

### Lounge

12' 9" x 12' 7" ( 3.89m x 3.84m )

A bright and spacious reception room, ideal for relaxing or entertaining. A large front facing window floods the space with natural light, while the generous floor area easily accommodated both seating and furniture

### Kitchen/Diner

10' 1" x 18' 9" ( 3.07m x 5.71m )

A well-proportioned kitchen and dining space, designed for both everyday living and entertaining. Fitted with a range of wall and base units, ample worktop space and room for modern appliances. It offers practicality alongside potential for personalisation. The dining area comfortably accommodates a family table with French doors opening directly to the rear garden.

### Bedroom One

9' 7" x 13' 4" ( 2.92m x 4.06m )

A generously sized double bedroom positioned at the front of the property, benefitting from a large window and offers ample space for a double bed, wardrobe and additional furnishings, having door leading to the en-suite

## En-Suite

3' 9" x 6' 2" ( 1.14m x 1.88m )

A well-appointed shower room, featuring contemporary fixtures, including walk-in shower with glass screen, low level WC and a wash hand basin. Finished with neutral tiling and stylish fittings, it offers a clean, fresh space designed for comfort and convenience

## First Floor Landing

A bright and spacious landing area providing easy access to the three bedrooms and bathroom. Finished with neutral decor and practical flooring

## Bedroom Two

11' 5" x 12' 8" ( 3.48m x 3.86m )

A comfortable double bedroom located at the rear of the property, offers ample natural light and plenty of space for a double bed and bedroom furniture

## Bedroom Three

9' 9" x 10' 8" ( 2.97m x 3.25m )

A well-sized room ideal as a home office or guest room. With a bright window and neutral decor, this versatile space offers flexibility to suit your needs

## Bedroom Four

8' 4" x 8' 2" ( 2.54m x 2.49m )

A versatile additional room that can function as a fourth bedroom, home office or hobby space. Bright and airy with enough room for a sing bed. It offers flexibility living options to suit your lifestyle

## Bathroom

5' 4" x 7' 9" ( 1.63m x 2.36m )

A well-appointed family bathroom featuring a modern suite with a bathtub, wash basin and WC. Finished with neutral tiling and fittings, the space offers a clean and relaxing environment

## Outside

The property benefits from a private front garden with driveway providing parking. To the rear, a generous, enclosed garden offers a peaceful outdoor space having wooden fencing to allow privacy

## Store/Utility Room

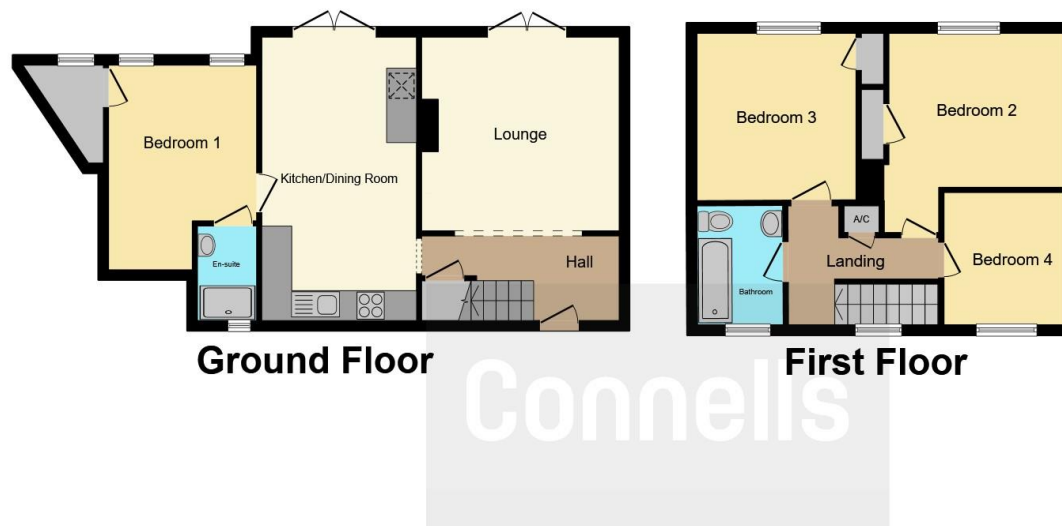
15' 3" x 14' 5" ( 4.65m x 4.39m )

A practical utility space providing additional storage and laundry facilities









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: Awaited  
 Council Tax Band: A

Tenure: Freehold

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