



Connells

Spencefield Lane
Leicester



Property Description

Positioned on the highly regarded Spencefield Lane, this beautifully maintained four-bedroom semi-detached home offers a rare opportunity to live in one of Leicester's most sought-after residential areas.

With generous living spaces, mature garden, and excellent transport links, it's the perfect setting for growing families or those seeking a more peaceful lifestyle without compromising on convenience.

Situated in a prestigious residential area, known for its tree-lined streets and excellent community feel. Close to Evington Park and nearby countryside walks. Within easy reach of Leicester General Hospital and the University of Leicester. Well-regarded schools including Judgemeadow Community College and City of Leicester College close by. Convenient access to Leicester city centre, the A47, A6, and M1 for commuting

This elegant property combines charm, space, and an unbeatable location - ideal for those looking to settle in one of Leicester's finest areas.

Ground Floor

Hallway

7' 10" x 13' 5" (2.39m x 4.09m)

Lounge

12' 5" x 12' 4" (3.78m x 3.76m)

Dining Room

10' 9" x 12' 6" (3.28m x 3.81m)

Kitchen

7' 6" x 13' (2.29m x 3.96m)

Cloakroom

4' 6" x 3' 6" (1.37m x 1.07m)

First Floor

Bedroom 1

12' 8" x 12' 5" (3.86m x 3.78m)

Bedroom 2

11' 9" x 12' 8" (3.58m x 3.86m)

Bedroom 3

7' 1" x 13' 2" (2.16m x 4.01m)

Bedroom 4

12' 7" x 6' 3" (3.84m x 1.91m)

Shower Room

3' 4" x 11' 4" (1.02m x 3.45m)

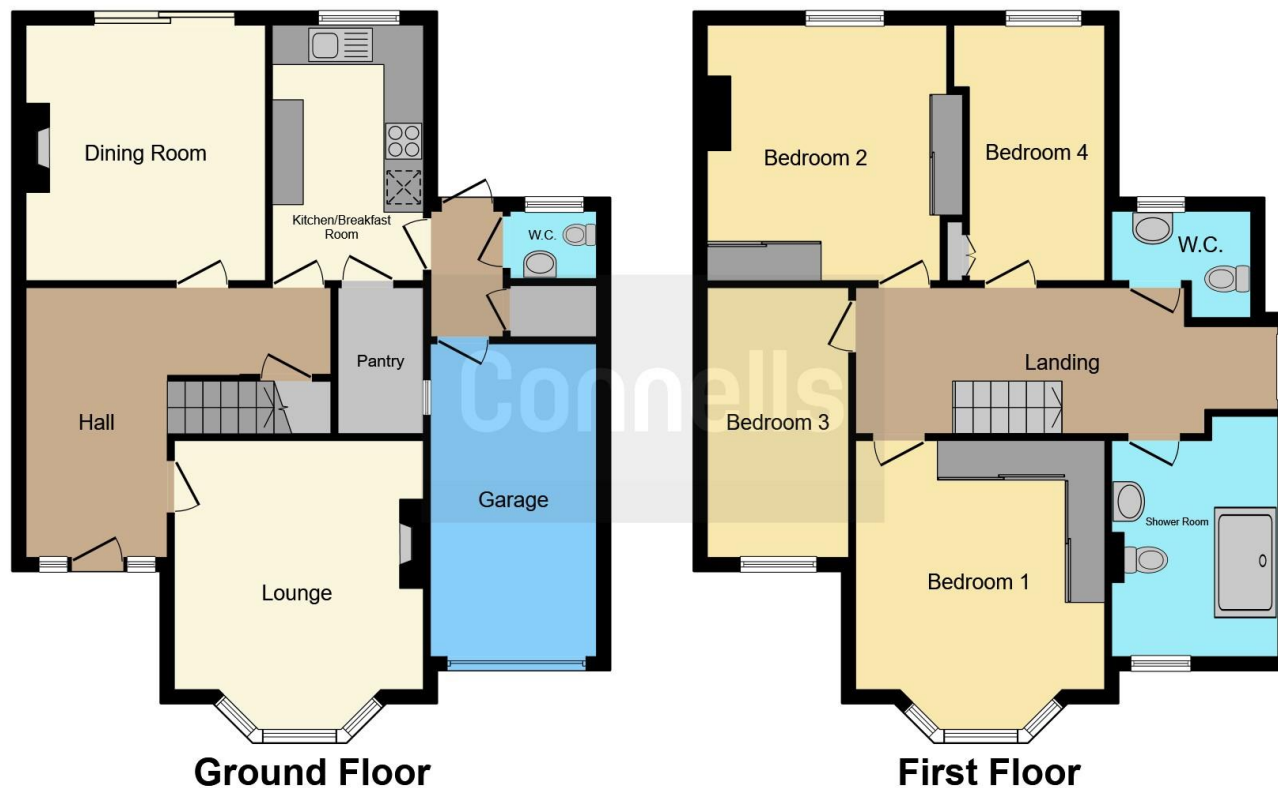
Additional Toilet

6' 11" x 5' 4" (2.11m 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

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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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