



Connells

Newham Close
Leicester



Property Description

****GUIDE PRICE £230,000 - £240,000****

Charming 2-Bed Semi-Detached Family Home in Peacefull Newham Close

A well-presented two-bedroom semi-detached home situated in a quiet cul-de-sac within the popular LE4 area of Leicester. Offering generous living accommodation across two floors, this property is ideal for first time buyers, small families or investors alike.

Positioned within easy reach of local amenities, reputable schools and excellent transport links to Leicester city centre and the A46/A6, this home offers both convenience and comfort.

If you would lie further information, or to arrange a viewing, call Connells on 0116 2620022

Entrance Porch

3' 9" x 3' 4" (1.14m x 1.02m)

Lounge

12' 5" x 16' (3.78m x 4.88m)

The lounge is positioned at the front of the property, accessed directly from the entrance porch. It is a well-proportioned main living space, large enough to accommodate both comfortable seating and a family entertainment setup. A wide front window brings in plenty of natural light and the layout features an open staircase rising to the first

floor, which adds character while making the room feel open and connected

Kitchen/Diner

12' 5" x 16' 7" (3.78m x 5.05m)

Located at the rear of the property, overlooking the garden, it is designed in an open-plan style, combining cooking and dining space in one practical socialable area. Fitted with a range of wall and base units, work surfaces and space for appliances. The dining area is positioned by the rear door, offering space for a dining table and chairs

First Floor Landing

Bedroom One

12' 7" x 9' 4" (3.84m x 2.84m)

Located at the rear of the property having double glazed window overlooking the rear garden and radiator

Bedroom Two

12' 5" x 8' 9" (3.78m x 2.67m)

A well proportioned room having double glazed window to the front providing natural light and radiator

Bathroom

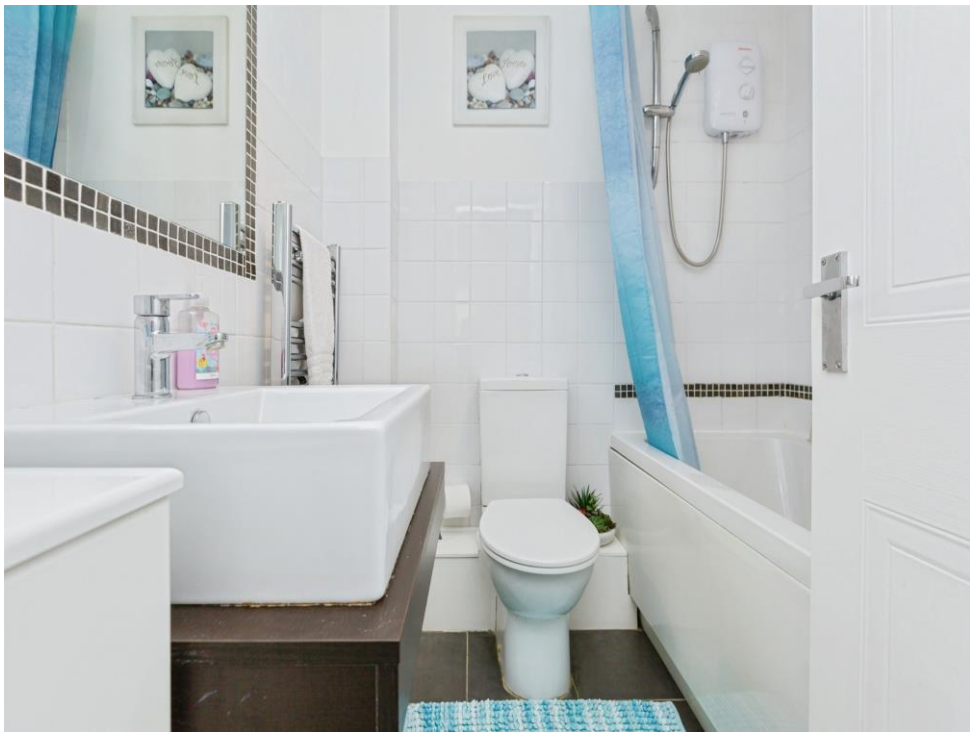
6' 1" x 6' 1" (1.85m x 1.85m)

Fitted with a three piece white suite comprising panelled bath with shower over, wash hand basin and low level WC. Fully tiled walls and tiled flooring and heated towel rail

Outside

The front of the property has a small gravelled area and the rear garden is mainly paved perfect for outdoor dining or barbecues. Enclosed with wooden fencing providing privacy and security.









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: C Council Tax
 Band: B

Tenure: Freehold

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