



Connells

Boynton Road
Leicester



Property Description

Situated in a sought-after part of Leicester, Boynton Road provides easy access to local amenities, schools and transport links. Leicester city centre, Fosse Shopping Park, and major road networks (A47, M1/M69) are all within close reach, making it a convenient and well-connected location.

A well-presented three-bedroom semi-detached home set in the popular residential area of Leicester, offering bright and versatile accommodation with a spacious lounge, fitted kitchen, family bathroom and generous outdoor space, this property is ideal for first time buyers, growing families or investors.

Please call Connells Estate Agents on 0116 2620022 to book your viewing now!

Entrance Hall

2' 8" x 5' 5" (0.81m x 1.65m)

A welcoming hallway with door leading to the ground floor WC and lounge.

Ground Floor WC

2' 6" x 5' 5" (0.76m x 1.65m)

A convenient downstairs cloakroom fitted with a low level WC and wash hand basin, ideal for guests and everyday family use.

Lounge

14' 6" x 15' 7" (4.42m x 4.75m)

A bright and spacious reception room with a large front facing window allowing plenty of natural light. The room offers ample space for seating and features a central focal point, making it an ideal setting for family relaxation.

Kitchen/Dining Room

14' 6" x 8' 3" (4.42m x 2.51m)

A well-presented and practical kitchen/dining space fitted with a range of wall and base units, work surfaces and space for appliances. The open layout provides room for a family dining table, making it a sociable hub of the home. A rear door leads directly out to the conservatory, creating an easy flow between indoor and outdoor living.

Conservatory

11' 4" x 7' 9" (3.45m x 2.36m)

A bright and versatile space overlooking the rear garden, ideal for use as a second sitting room, dining area or playroom. French doors open directly onto the patio.

First Floor Landing:

Bedroom One

8' 4" x 13' 3" (2.54m x 4.04m)

A spacious double bedroom located at the front of the property, featuring a large window. The room offers ample space for a bed, wardrobe and additional furniture.

Bedroom Two

8' 4" x 10' 7" (2.54m x 3.23m)

A generous double bedroom located at the rear of the property having double glazed window and gas central heating radiator.

Bedroom Three

5' 8" x 10' (1.73m x 3.05m)

A well proportioned single bedroom suitable for a child, guest room or home office, having double glazed window and radiator.

Bathroom

5' 9" x 5' 6" (1.75m x 1.68m)

A fitted bathroom fitted with a bath with shower over, wash hand basin and WC.

Kitchen Annex

11' 7" x 15' 4" (3.53m x 4.67m)

A practical and versatile annex kitchen, ideal for use as an additional cooking or prep area. Fitted with wall and base units, work surfaces and space for appliances. It offers flexible functionality to support the main kitchen or for independent use.

Wet Room

6' 4" x 6' 3" (1.93m x 1.91m)

A modern wet room fitted with a walk-in shower, WC and wash hand basin.

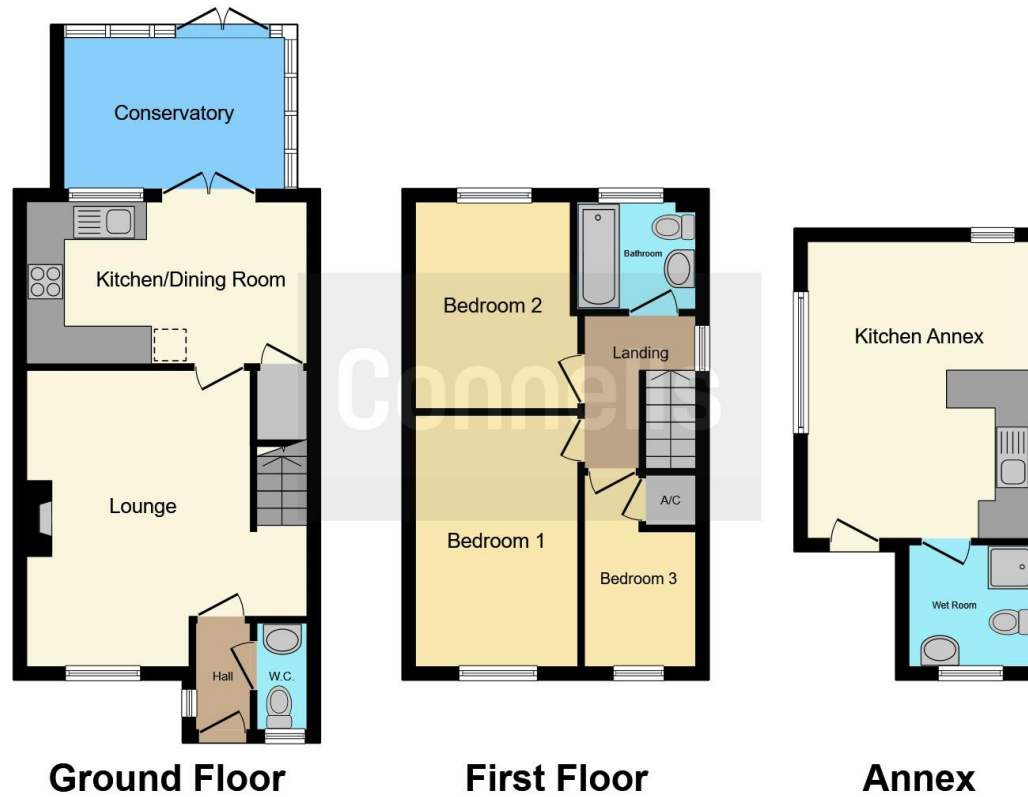
Outside

The property benefits from a generous rear garden, mainly laid to lawn, providing a private place for outdoor entertaining, play or relaxing. To the front, a driveway offers off road parking.









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: C Council Tax
 Band: B

Tenure: Freehold

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