



Connells

Barkby Road
Leicester



Property Description

Situated in the popular LE4 area, the property enjoys easy access to local shops, GP surgeries and community amenities.

Good schools including Wyvern Primary, Herrick Primary and North Mead Primary are all within close proximity.

This property is well placed for families and commuters with good road access and public transport options into Leicester.

This freehold terraced house has potential to create a comfortable family home or a strong buy-to-let investment. The property provides three bedrooms, a generous reception area, kitchen, bathroom and a rear garden, giving plenty of scope for modernisation and personalisation.

A well-located terraced home with plenty of potential - early viewing is recommended!

Entrance Hall

4' 6" x 7' 5" (1.37m x 2.26m)

With front door access, providing space for coats and shoes. The hallway leads through to the main reception room and staircase to the first floor

Lounge

11' 3" x 13' 2" (3.43m x 4.01m)

A bright and welcoming front facing reception room featuring a large double glazed window, radiator, feature fireplace and carpeted flooring

Kitchen/Dining Room

14' 3" x 7' 7" (4.34m x 2.31m)

Positioned towards the rear of the property, the kitchen offers a range of wall and base units with space for appliances and direct access to the garden, double glazed window overlooking the rear and space for a dining table and chairs

Ground Floor Bathroom

6' 2" x 5' 5" (1.88m x 1.65m)

Situated at the rear of the property, the bathroom is fitted with a panelled bath, wash hand basin and WC

First Floor Landing

Bedroom One

16' 5" x 9' 9" (5.00m x 2.97m)

A spacious front facing double bedroom with radiator, carpet flooring and fitted wardrobes

Bedroom Two

6' 2" x 8' 1" (1.88m x 2.46m)

Having double glazed window to the rear, radiator and carpet flooring

Bedroom Three

7' 8" x 11' 5" (2.34m x 3.48m)

A comfortable single bedroom, positioned to the rear of the property, ideal for a child's room, guest room or home office, having double glazed window to the rear, radiator and carpet flooring

Wc

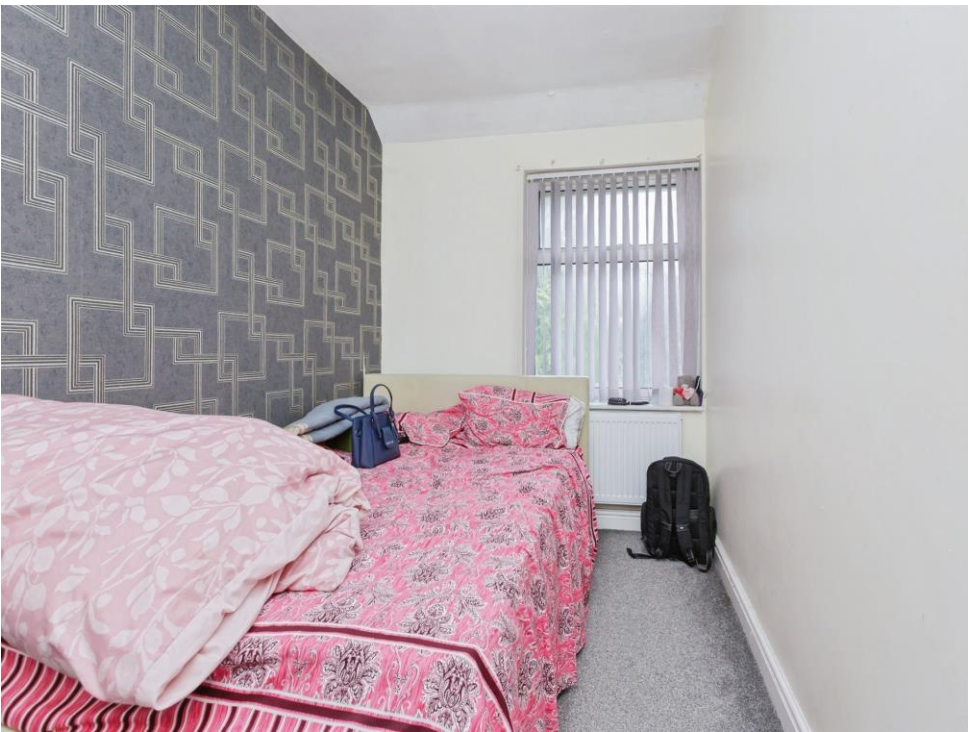
3' 3" x 6' 6" (0.99m x 1.98m)

Fitted with a low level WC and wash hand basin

Outside

The property benefits from a private rear garden having the potential to landscape, creating a versatile area to suit family living and to the front of the property, there is on street 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

To view this property please contact Connells on

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22-24 Halford Street
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EPC Rating: G Council Tax
 Band: A

Tenure: Freehold

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