



Connells

Brocklesby Way
Leicester



Property Description

A well-proportioned terraced house in the Netherhall area, this property offers good value and potential. The accommodation includes an entrance hall, a lounge/diner, kitchen, having three bedrooms and shower room on the ground floor and a further three bedrooms and family bathroom on the first floor. The house benefits from front and rear gardens and overlooks a green area at the front.

Situated close to local schools, shopping area and public transport routes to the city centre. The ring road and motorway links are easily accessible and there is a pleasant balance of suburban feel with city convenience.

An excellent opportunity to secure a family home in a sought-after location. Early viewing is highly recommended.

Entrance Porch

11' 5" x 7' 7" (3.48m x 2.31m)

Entrance Hall

3' 4" x 15' 8" (1.02m x 4.78m)

A welcoming hallway providing access to the lounge/diner and kitchen with stairs rising to the first floor

Lounge

13' 6" x 15' 8" (4.11m x 4.78m)

A bright and spacious reception room with a large front facing window and laminate flooring

Kitchen/Breakfast Room

16' 5" x 9' 8" (5.00m x 2.95m)

A well proportioned kitchen fitted with a range of wall and base units, work surfaces and space for appliances. The room benefits from a breast area, creating an ideal space for dining or family meals. A rear facing window provides gardens views and plenty of natural light with a door giving direct access to the outside

Hall

4' 10" x 10' 4" (1.47m x 3.15m)

Providing access to three bedrooms and shower room

Bedroom Four

11' 8" x 15' 6" (3.56m x 4.72m)

Having double glazed window and radiator

Bedroom Five

8' 5" x 9' 7" (2.57m x 2.92m)

A versatile additional room,, ideal as a home office or hobby space, featuring a window providing natural light, this room offers flexible accommodation to suit the needs of a growing family

Bedroom Six

8' 5" x 7' 5" (2.57m x 2.26m)

Having double glazed window and radiator

Shower Room

5' 3" x 6' 4" (1.60m x 1.93m)

Fitted with a walk in shower, wash hand basin and WC

First Floor Landing

Bedroom One

8' 9" x 12' 3" (2.67m x 3.73m)

A spacious bedroom, featuring a large front facing window, offering ample space for a double bed and additional furniture

Bedroom Two

10' 6" x 8' 8" (3.20m x 2.64m)

A generous second bedroom, ideal for guests with a rear facing window overlooking the garden

Bedroom Three

7' 3" x 9' 5" (2.21m x 2.87m)

A well proportioned third bedroom, suitable as a study or nursery and having a double glazed window overlooking the front

Store Room

10' 6" x 5' 9" (3.20m x 1.75m)

A practical storage space, ideal for keeping household items, offering convenient access and flexibility

Bathroom

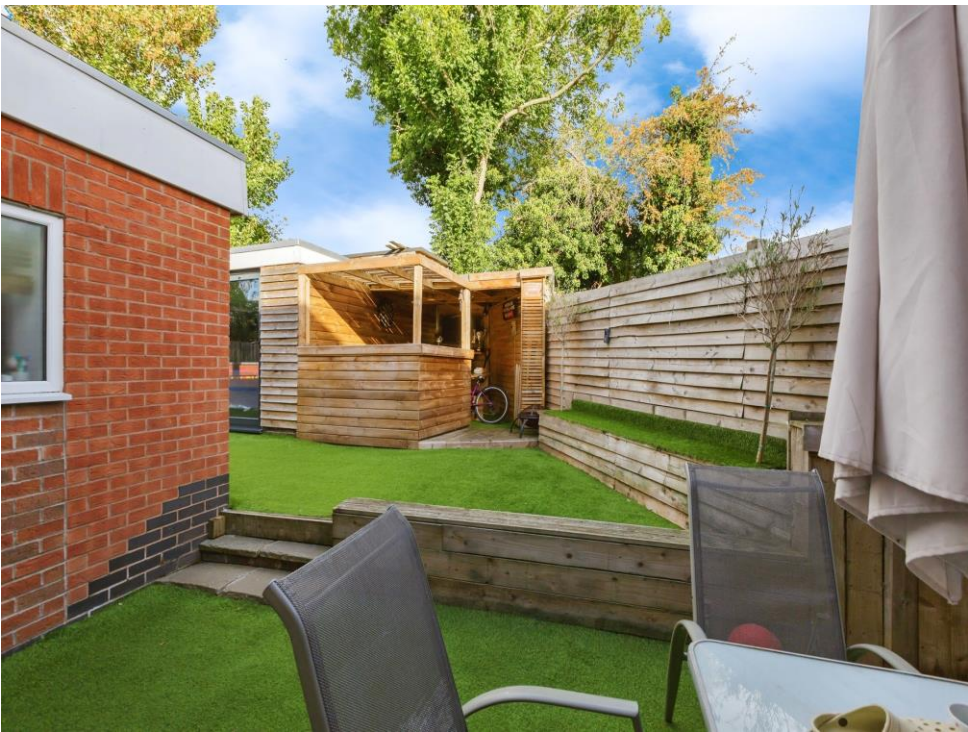
7' 2" x 5' 5" (2.18m x 1.65m)

A family bathroom fitted with a bath, wash hand basin and WC. Finished with neutral tiling and a window providing natural light and ventilation

Outside

The property benefits from a lawned front garden, offering a pleasant green outlook. To the rear, there is an enclosed garden with a patio and lawn, providing a private space for outdoor dining. The garden is low maintenance and has a summerhouse, perfect for use as a home office, hobby room or relaxation space. It provides a peaceful retreat and adds extra value and flexibility to the property









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: A

Tenure: Freehold

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