



Connells

Mount Road
Leicester

Mount Road Leicester LE5 3DJ

for sale guide price
£250,000 – £260,000



Property Description

A charming period terraced home in the desirable LE5 area, the property offers excellent potential and is ideal for first time buyers, investors or those looking to create their dream home.

Mount Road has good access to local shops, schools and public transport. Leicester city centre is accessible within a short drive or bus journey. the area also lies close to Rowletts Hill and is convenient for major roads and local facilities.

Stepping through the front door, you enter into a welcoming entrance hallway, leading past a spacious lounge/dining area featuring large windows that flood the space with natural light. At the rear is a kitchen with door access to a rear yard/garden, Upstairs, you will find two well-proportioned bedrooms and a family bathroom.

Outside, the property benefits from on street parking and the rear yard is ideal for outdoor seating.

Call Connells on 0116 2620022 to arrange a viewing or require further information

Lounge

10' 9" x 10' 8" (3.28m x 3.25m)

The lounge is a bright and welcoming space, featuring a large front facing window, stairs leading to the first floor, feature fireplace with surround and laminate flooring.

Dining Room

10' 9" x 10' 8" (3.28m x 3.25m)

The dining room offers a versatile space, perfect for family meals. Positioned towards the rear of the property, it enjoys natural light from the garden aspect and flows easily into the adjoining kitchen.

Kitchen

6' x 11' 3" (1.83m x 3.43m)

The kitchen is positioned at the of the property with direct access to the garden. Fitted with wall and base units, worktop space, integrated appliances, tiled flooring, radiator and window overlooking the rear garden.

Lean-To

4' 5" x 11' 3" (1.35m x 3.43m)

The lean-to provides a useful additional space to the rear of the property, ideal for storage.

First Floor Landing:

Bedroom One

10' 9" x 10' 4" (3.28m x 3.15m)

A spacious double bedroom situated at the front of the property. Large double glazed window, radiator and carpet flooring.

Bedroom Two

7' 8" x 10' 7" (2.34m x 3.23m)

Having double glazed window overlooking the rear and radiator.

Bathroom

5' 7" x 11' 2" (1.70m x 3.40m)

Modern bathroom, fitted with a three piece suite comprising a bath with overhead shower, wash hand basin and WC, tiled walls and floor and heated towel rail.

Second Floor Landing:

Store

9' 9" x 7' 5" (2.97m x 2.26m)

The second floor store room provides a versatile space for storage or a small home office.

Loft Room

9' 9" x 15' 3" (2.97m x 4.65m)

The loft room is a spacious and flexible area located on the top floor of the property. With sloped ceilings and natural light from a roof window, it provides a bright, airy space that could be used as a bedroom, home office or hobby room.

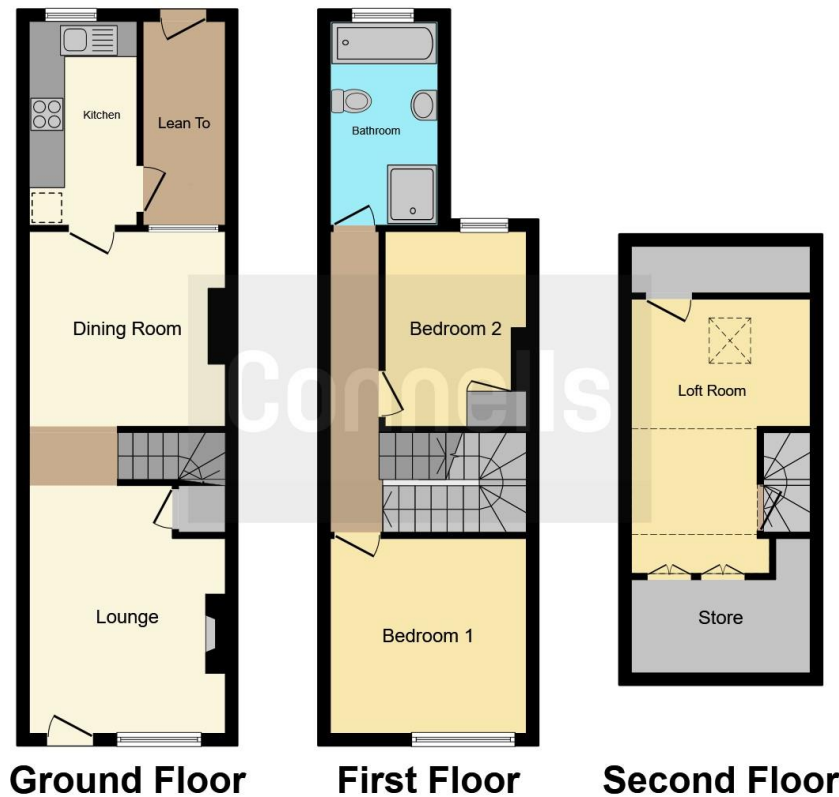
Outside

The property benefits from a low maintenance rear garden. There is direct access from the kitchen and lean-to, creating a seamless indoor-outdoor flow. To the front, on street parking is available.









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

T 0116 262 0022
E leicester@connells.co.uk

22-24 Halford Street
 LEICESTER LE1 1JB

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/LTR325140



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LTR325140 - 0005