



Connells

Sawley Street
Leicester



Property Description

****GUIDE PRICE - £220,000 - £230,000****

A charming two bedroom mid terrace house located in the sought after LE5 area, ideal for first time buyers or investors seeking a property with potential.

Situated in a popular residential area, the property is close to local amenities, schools and public transport links, offering convenient access to Leicester city centre and surrounding areas.

Located within easy reach of local shops, schools and transport links, this property offers both convenience and potential.

The property welcomes you with a bright and spacious lounge, flowing seamlessly into a dining room, perfect for family meals. The kitchen at the rear provides practical wall and base units with worktop space and direct access to the rear yard. Upstairs, there are two well sized bedrooms and a family bathroom. Outside, the low maintenance rear yard is perfect for outdoor seating and on street parking is available to the front.

Entrance Hall

Living Room

10' 8" x 11' 2" (3.25m x 3.40m)

Double glazed window to the front, fitted gas fire, central heating radiator and carpet flooring

Reception Room

10' 8" x 15' 4" (3.25m x 4.67m)

The reception room is ideal for use as a dining room. It flows seamlessly into the kitchen and benefits from garden views

Kitchen

6' 8" x 11' 8" (2.03m x 3.56m)

Fitted with a range of wall and base units with ample worktop space, tiled flooring, double glazed window overlooking the rear and door leading to the rear garden

Store

4' 3" x 5' 1" (1.30m x 1.55m)

The store room provides a versatile space for storage

Wc

4' 3" x 3' 5" (1.30m x 1.04m)

The ground floor WC, offers a convenient and practical additional to the property, fitted with a WC and wash hand basin

First Floor Landing

Bedroom One

12' 4" x 11' 1" (3.76m x 3.38m)

A spacious double room located at the front of the property having double glazed window, radiator and carpet flooring

Bedroom Two

9' 5" x 12' 2" (2.87m x 3.71m)

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

Bathroom

6' 6" x 11' 8" (1.98m x 3.56m)

Three piece suite comprising panelled bath, low level WC and wash hand basin, lino flooring, radiator and obscure double glazed window to the rear

Outside

The property benefits from a low maintenance rear yard. It is directly accessible from the kitchen, providing 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

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

Tenure: Freehold

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