



Connells

Huggett Close
Leicester

Huggett Close Leicester LE4 7PY

for sale offers over
£315,000



Property Description

A well-proportioned semi-detached home in the sought-after Rushey Mead area, offering excellent potential for families and first-time buyers alike. Situated close to local shops, schools and public transport. There are good road links into Leicester city centre and surrounding suburbs, nearby green spaces, parks and community facilities. There is also access to local bus routes and amenities within walking distance.

This delightful property offers well-proportioned accommodation throughout. The home benefits from a generous lounge, separate dining room, a fitted kitchen, ground floor shower room, additional bathroom to the first floor and a well-maintained private rear garden.

Viewing is highly recommended to appreciate the space, layout and potential. Contact us today to book a viewing or for further details

Entrance Hall

2' 6" x 9' 6" (0.76m x 2.90m)

Providing access to the main living areas and staircase rising to the first floor

Lounge

12' 1" x 13' 5" (3.68m x 4.09m)

A bright and spacious main reception room featuring a large double glazed window to the front, radiator and laminate flooring

Dining Room

8' 1" x 10' 3" (2.46m x 3.12m)

Ideal for family meals,, the room conveniently adjoins both the lounge and kitchen, making it a practical and versatile area

Kitchen

7' 2" x 10' 3" (2.18m x 3.12m)

A well appointed kitchen fitted with a range of wall and base units, providing ample storage and worktop space. The layout includes a stainless steel sink with drainer, cooker point and space for appliances such as a fridge freezer and washing machine, double glazed window overlooks the rear garden and a side door offers convenient access to the garden and driveway

Utility Room

7' 2" x 3' 9" (2.18m x 1.14m)

A practical and versatile space offering additional storage and worktop areas and door leading to the shower room

Shower Room

7' 2" x 7' (2.18m x 2.13m)

Featuring a fully tiled walk in shower, wash basin and low level WC, obscure double glazed window to ensure privacy

First Floor Landing:

Bedroom One

8' 5" x 15' 2" (2.57m x 4.62m)

A spacious and bright double bedroom, benefiting from double glazed window overlooking the front and radiator

Bedroom Two

9' 2" x 9' 1" (2.79m x 2.77m)

Positioned at the rear of the property, having double glazed window and radiator

Bedroom Three

6' 7" x 10' (2.01m x 3.05m)

A versatile bedroom, perfect as a child's room, guest or home office, having double glazed window overlooking the front and radiator.

Bathroom

6' 1" x 6' 1" (1.85m x 1.85m)

Comprising of a white three piece suite comprising panelled bath,, wash hand basin with vanity unit, low level WC and extractor fan. Fully tiled walls and floor and obscure double glazed window to the rear

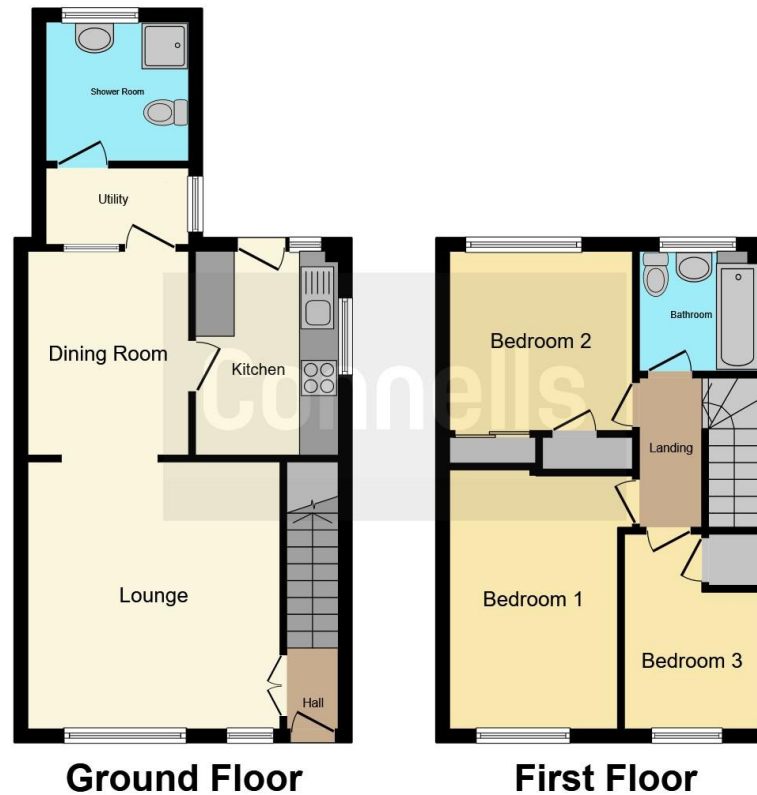
Outside

To the front, the property features a paved frontage which leads to the rear garden, having wooden fencing.









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: Council Tax
 Awaited Band: C

Tenure: Freehold

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