





Property Description

Nestled within a desirable cul-de-sac, this attractive three-bedroom, semi-detached home offers an ideal setting for family living. With allocated parking bay for two vehicles and a thoughtfully designed layout, this property combines comfort, practicality, and a welcoming atmosphere.

Upon entering, you're greeted by a spacious entrance hallway that includes a guest WC/cloakroom for added convenience. The bright and airy living room provides a warm and relaxing space, seamlessly flowing into a well-appointed kitchen/dining room-perfect for everyday meals and entertaining alike, with views over the rear garden.

Upstairs, the first floor hosts three well-proportioned bedrooms, ideal for a growing family or home office needs. A modern family bathroom completes the accommodation, offering a clean and functional space for daily routines.

Outside, the property benefits from a private rear garden, ideal for children's play or outdoor dining, while the allocated parking bay for two vehicles ensures hassle-free access at all times.

This property is perfect for first-time buyers, young families, or those looking to downsize without compromising on location or comfort. Viewing is highly recommended.

Entrance Hallway

A compact yet welcoming entrance hallway that sets the tone for the rest of the home. Neatly designed to maximise space, the hallway offers a practical area for coats, shoes, and everyday essentials. Neutral tones and quality flooring create a clean, contemporary feel, while discreet lighting ensures the space remains bright and inviting.

Cloakroom

Tucked just off the hallway is a convenient WC cloakroom, featuring a modern low-level toilet, sleek vanity hand basin with tiled splashback, a heated towel rail, laminate flooring and a small window allows natural light. Perfect for guests or quick visits, this well-appointed cloakroom is both functional and stylish, making the most of its modest footprint.

Living Room

16' 4" x 14' 7" (4.98m x 4.45m)

A generously proportioned living room offering a bright and airy atmosphere, thanks to a large window to the front elevation that allows plenty of natural light to flood the space. The room is neutrally decorated, providing a versatile backdrop to suit any style of furnishings.

A feature electric fireplace serves as a charming focal point, adding warmth and character to the space. The laminate flooring enhances the room's modern appeal, while a carpeted staircase gently ascends to the first-floor accommodation, subtly defining the living area and adding a sense of flow to the home's layout.

Kitchen/Dining Room

14' 6" x 8' 4" (4.42m x 2.54m)

Located to the rear aspect of the home, this well-appointed kitchen diner enjoys a pleasant outlook over the rear garden, with a window and access door providing both natural light and convenient outdoor access.

The kitchen is fitted with a range of wall and base units, finished with contrasting work surfaces that offer ample preparation space. Integrated appliances include a gas hob with extractor hood and an electric oven/grill. There is plumbing in place for a washing machine, along with a designated space for a fridge freezer, making this a practical and functional area for everyday living and dining.

First Floor Landing:

A bright and spacious landing area, enhanced by a window to the side elevation that allows plenty of natural light to flow through. The landing provides access to all three bedrooms, the family bathroom and loft access offers additional storage, having a built-in ladder and is fully boarded.

Bedroom One

13' 4" x 8' 5" (4.06m x 2.57m)

Double bedroom situated to the front aspect of the home. Fitted with carpet for comfort and benefits from gas radiator central heating.

Bedroom Two

10' 8" x 8' 5" (3.25m x 2.57m)

Double bedroom situated to the rear aspect of the home with views overlooking the rear garden. Fitted with carpet for added comfort and a gas radiator provides efficient heating.

Bedroom Three

10' 6" x 8' 10" (3.20m x 2.69m)

Located at the front aspect of the home, this single bedroom is complete with fitted carpet and a gas radiator. Ideal as a guest room, child's room or home office.

Family Bathroom

Situated at the rear aspect of the property, this contemporary family bathroom benefits from natural light through a rear-facing window. It is fitted with a bathtub, WC, and wash hand basin, complemented by stylish tiled splashbacks and flooring for a sleek, easy-to-maintain finish.

Outside

The property benefits from an attractive front garden, offering a welcoming and well-maintained entrance. Side access leads through to the rear garden, which is predominantly laid to lawn, providing ample space for outdoor activities and family enjoyment. A paved patio area offers an ideal spot for outdoor seating and entertaining. The rear garden is also enclosed by fenced perimeters, ensuring privacy and security. Completing this ideal family home is an allocated parking bay for two vehicles, providing convenient off-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

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

22-24 Halford Street
 LEICESTER LE1 1JB

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/LTR325227



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: LTR325227 - 0004