



Connells

Uppingham Road
Leicester



Property Description

****Stunning Detached Family Home on a Substantial Plot in a Private Road Setting****

Occupying an impressive and generous plot, this exceptional detached family home is nestled on a private road, offering both privacy and tranquility. Finished to an exceptionally high standard with meticulous attention to detail throughout, the property seamlessly combines elegance with functionality.

The spacious accommodation features four generously sized bedrooms, providing ample space for family living. Three well-proportioned reception rooms offer versatile living areas, perfect for entertaining or relaxing. At the heart of the home is a modern, beautifully fitted breakfast kitchen, designed to cater to both everyday family meals and social gatherings.

Complemented by three contemporary bathrooms, this home is ideal for comfortable family living and entertaining on a grand scale.

Entrance Hall

Entered via double fronted doors is a large, spacious, and light-filled entrance hall offering a warm and inviting first impression. Neutrally decorated to complement any style, the space features sleek tiled flooring that enhances the airy feel. A carpeted staircase gently rises to the first-floor landing, adding a touch of comfort and elegance, while a practical understairs storage cupboard provides a handy solution for everyday essentials. The

hall flows seamlessly into the adjoining dining room, creating a natural connection between the spaces and promoting an open, sociable layout.

Living Room

14' 3" x 11' 9" (4.34m x 3.58m)

Positioned to the front aspect of the home, this elegant bay-fronted living room is bathed in natural light, enhancing its spacious and welcoming atmosphere. The generous proportions and versatile layout make it ideal for a variety of uses-whether as a formal sitting room, a family lounge, or even a stylish home office or playroom. The charming bay window provides a lovely focal point and an excellent spot to relax and enjoy views of the front garden or street scene.

Dining Room

17' 4" x 8' 1" (5.28m x 2.46m)

Situated to the front aspect of the home, this bright and versatile living space benefits from a large window to the front elevation, allowing for plenty of natural light. Finished with stylish tiled flooring and a wall-mounted radiator, the space is both practical and inviting. Currently used as a dining room, it also offers excellent potential to serve as a home office, study, or playroom, depending on your needs.

Lounge

18' 2" x 23' 1" (5.54m x 7.04m)

A generously proportioned lounge situated to the rear aspect of the property, offering picturesque views over the beautifully landscaped rear garden. Designed to a high specification, this inviting space features

plush fitted carpeting and a striking media wall that serves as the focal point of the room- perfect for both relaxation and entertaining.

Kitchen/Breakfast Room

11' 3" x 17' 6" (3.43m x 5.33m)

Located to the rear aspect of the property, this modern fitted breakfast kitchen enjoys pleasant views and direct access to the rear garden. It is equipped with a comprehensive range of contemporary wall and base units, complemented by contrasting worktops and matching splashbacks. Integrated appliances include a gas hob, double oven, washing machine, dishwasher and fridge freezer. A stainless steel sink with mixer tap and drainer is positioned beneath a window overlooking the garden. The space also features a practical breakfast bar, ideal for informal dining, and is finished with stylish tiled flooring throughout.

Shower Room

Conveniently located on the ground floor, this well-appointed shower room features a spacious double shower cubicle, WC, and a modern vanity wash hand basin. Stylishly finished with fully tiled floors and walls, the room also benefits from a heated towel rail for added comfort and a small side window providing natural light and ventilation.

First Floor Landing

Bedroom One

15' 5" x 10' 5" (4.70m x 3.17m)

This spacious master bedroom offers a serene retreat with ample natural light, plush carpeting and a large window to the rear elevation, allowing for plenty of natural light. It benefits from fitted wardrobes, providing ample storage space, and enjoys the

convenience of its own private en-suite bathroom.

En-Suite

The attached en-suite bathroom is thoughtfully designed, featuring a full-size bathtub for relaxing soaks, a sleek vanity sink with ample countertop space, and a modern WC.

Bedroom Two

10' 6" x 11' 9" (3.20m x 3.58m)

A bright bay-fronted window located at the front aspect of the home floods the room with natural light. The space features fitted wardrobes that provide ample storage, while the soft carpet underfoot adds warmth and comfort.

Bedroom Three

10' 6" x 10' (3.20m x 3.05m)

Bedroom three is positioned at the front aspect of the home and includes a window that allows natural light to fill the space. It features fitted wardrobes for convenient storage and is finished with soft carpeting for added comfort.

Bedroom Four

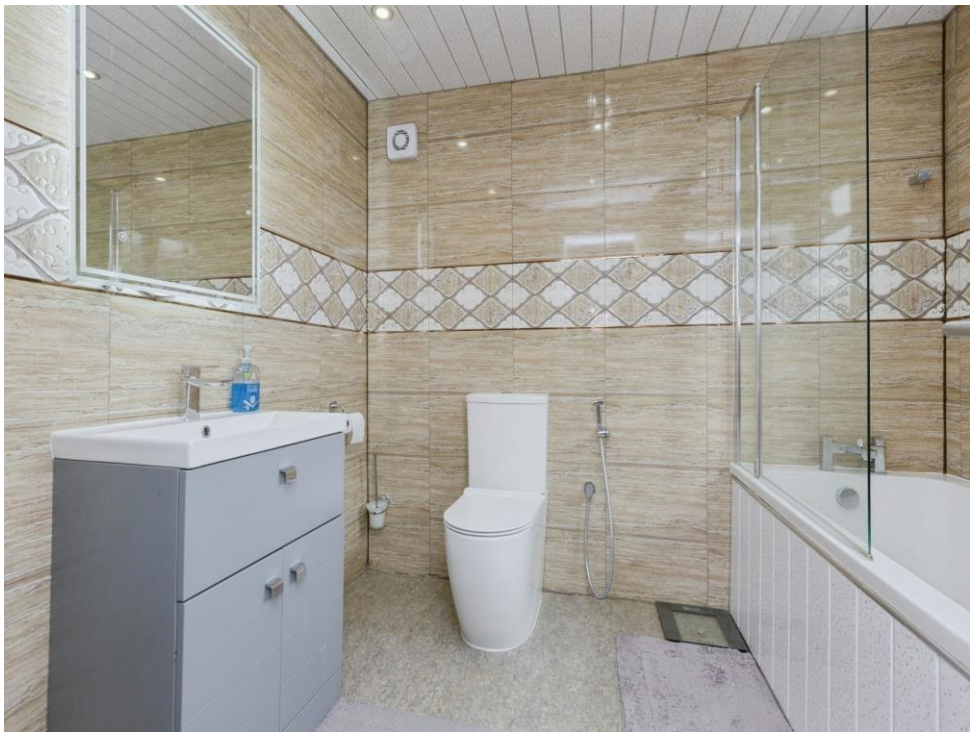
11' x 11' 7" (3.35m x 3.53m)

Bedroom four is located at the rear aspect of the home and benefits from a window overlooking the rear garden, offering peaceful views. The room features fitted wardrobes for ample storage and is finished with comfortable carpeting.

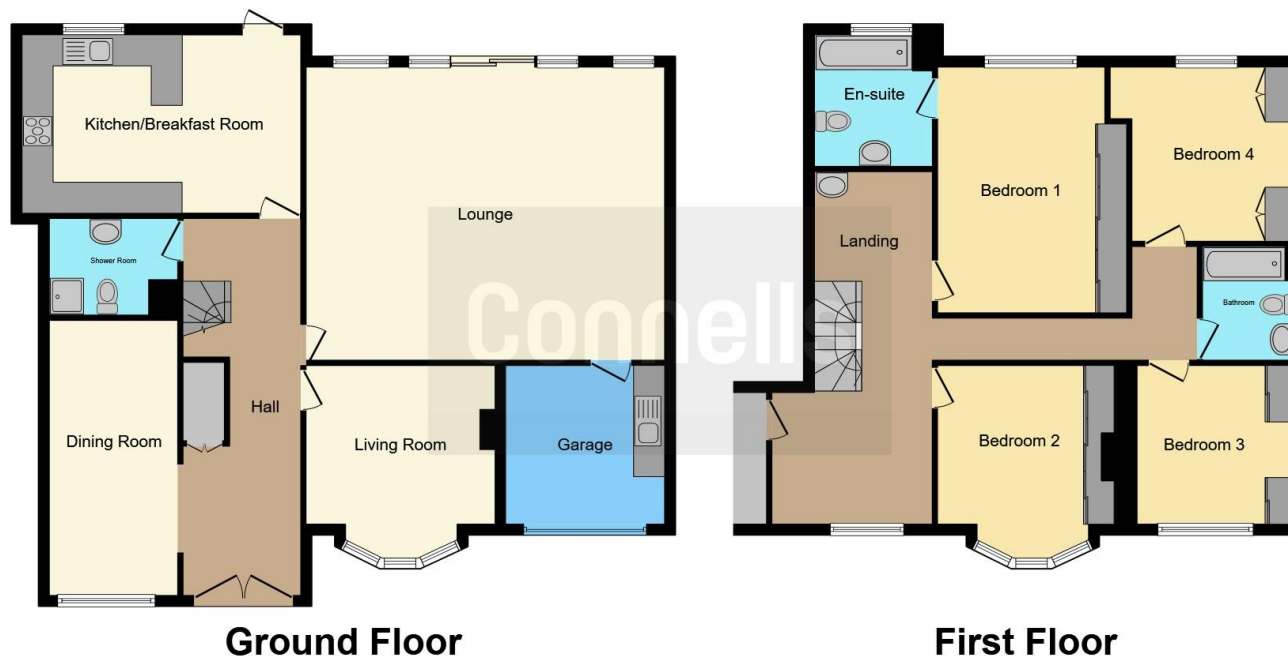
Family Bathroom

A sleek, contemporary family bathroom featuring a fitted suite designed for both style and functionality. The room is enhanced by elegantly tiled splashbacks and matching tiled flooring, creating a cohesive and modern look. A window to the side elevation allows natural light to brighten the space, adding to the fresh and airy atmosphere.









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: E

Tenure: Freehold

view this property online connells.co.uk/Property/LTR325416



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: LTR325416 - 0003