



Connells

Colchester Road
Leicester



Property Description

A beautifully presented, modern extended semi-detached family home offering a spacious and versatile ground floor layout. The welcoming hallway provides access to two reception rooms, a contemporary open-plan kitchen/diner, and a convenient ground floor WC, perfectly suited for family living and entertaining.

To the first floor are three generously sized bedrooms, a family bathroom suite and access to a large usable loft room boasting a practical and versatile storage space or an additional room.

Outside, the property benefits from a block-paved driveway for one vehicle, alongside a low-maintenance front garden. The rear garden is extensive, featuring a patio area and steps leading to a well-maintained lawn, complete with a garden shed, creating an ideal space for outdoor enjoyment and relaxation.

Entrance Porch/Hallway

uPVC door to the front porch leading into a welcoming entrance hallway with a carpeted staircase rising to the first floor, wc cloakroom, radiator, access to both reception rooms and the open-plan kitchen/dining room.

Cloakroom

Understairs cloakroom comprising low level wc, wash hand basin and small window to side elevation providing natural light.

Living Room

13' 8" x 10' 8" (4.17m x 3.25m)

This contemporary, minimalist living room enjoys a bright front-aspect position, enhanced by a large double-glazed bay window that fills the space with natural light. A sleek feature gas fireplace adds a modern focal point, complemented by a stylish vertical wall-mounted radiator. The room is well-appointed with a convenient TV point and finished with soft carpet flooring, creating a comfortable yet sophisticated setting ideal for relaxation and everyday living.

Reception Two

12' 5" x 10' 8" (3.78m x 3.25m)

The second reception room offers a warm and inviting atmosphere, centred around an elegant gas fireplace with a stylish mantelpiece that serves as a natural focal point. Generous patio doors flood the space with natural light and provide a seamless flow through to the adjoining kitchen/dining room, creating an ideal setting for both everyday living and entertaining. The open layout enhances the sense of space and connectivity, while the soft décor and welcoming features make this room a versatile retreat within the home.

Open Plan Kitchen/Dining Room

19' 11" x 16' 8" (6.07m x 5.08m)

This modern, extended fitted kitchen with open-plan dining area is positioned at the rear of the property and offers a bright, spacious environment ideal for everyday living and entertaining. The kitchen is equipped with a comprehensive range of wall and base units,

co-ordinated work surfaces, reinforced glass splashback along with a stainless steel sink and drainer. Integrated appliances include an electric oven, five-ring gas hob with cooker hood, and washing machine. Plumbing and space for a freestanding fridge/freezer.

The space flows seamlessly into the dining area, with laminate flooring running throughout to create a cohesive and contemporary feel. Abundant natural light pours in through spotlights, two Velux windows, a rear-facing window, and French doors that open directly onto the rear garden, enhancing the airy and inviting atmosphere.

First Floor Landing:

The first floor landing is carpeted and has a stained glass window to the side elevation allowing natural light. Access to three well-appointed bedrooms, family bathroom and a large usable loft storage space which has a pull down ladder for easy access.

Bedroom One

14' 10" x 10' 7" (4.52m x 3.23m)

Master bay fronted double bedroom with radiator and carpet floor.

Bedroom Two

11' 7" x 10' 8" (3.53m x 3.25m)

Located to the rear aspect of the home, fitted wardrobes, radiator and carpet floor.

Bedroom Three

8' 7" x 6' 7" (2.62m x 2.01m)

Located to the front aspect of the home is a single bedroom with a dressing table and built-in storage cupboard, radiator and carpet floor.

Bathroom

This stylish family bathroom suite is fitted with a paneled bath with mixer taps and shower over, WC, vanity wash hand basin and heated towel rail. Finished with matching splashbacks and flooring, the room is bright and airy thanks to windows to the rear elevation, providing natural light and ventilation

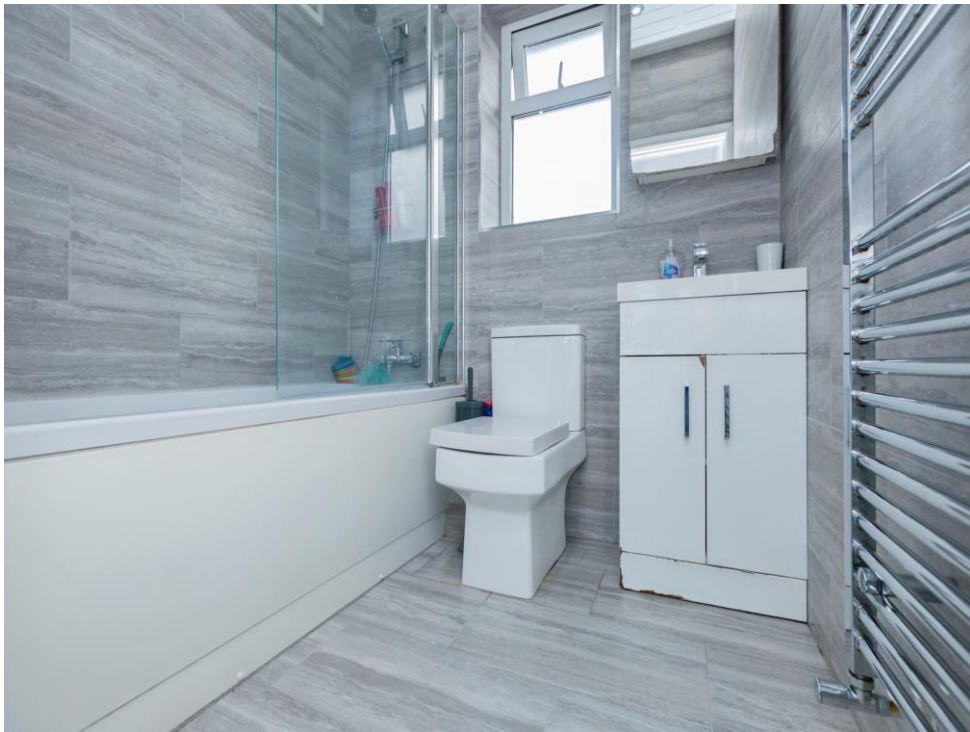
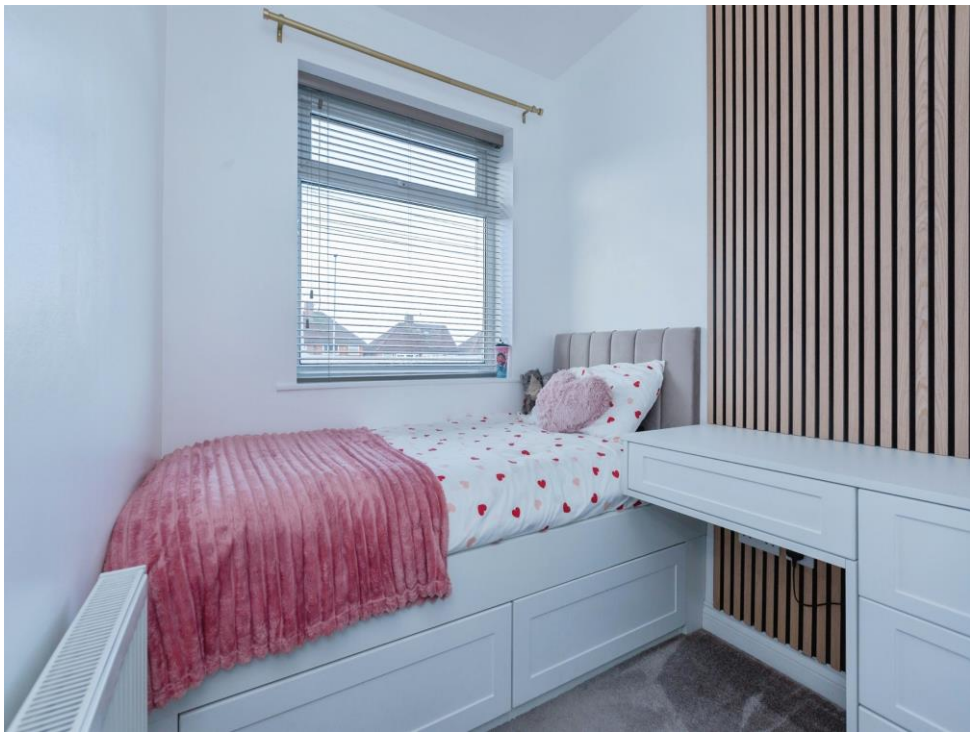
Loft Space

This beautifully finished usable loft space is easily accessed via a pull-down loft ladder and has been fully insulated and expertly boarded, featuring a strengthened floor for added durability. Recently fitted with new carpet, the room offers a warm and comfortable feel throughout. The space benefits from painted walls, integrated electrics, and three ceiling spotlights that provide bright, modern lighting. Two Velux windows allow natural light to flood in, creating an airy and inviting atmosphere. Eaves on either side offer generous storage solutions, making this loft both practical and versatile-ideal for use as a home office, hobby room, or additional living area.

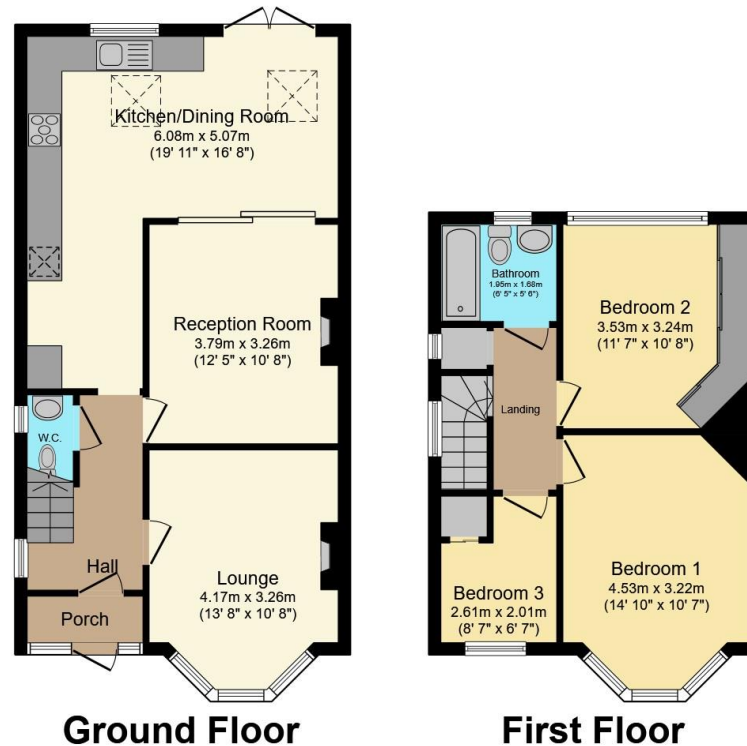
Outside

Outside, the property benefits from a block-paved driveway for one vehicle, alongside a low-maintenance front garden. To the rear is a large outdoor space ideal for enjoyment and relaxation with a patio area and steps leading to a well-maintained lawn, complete with a garden shed.









Total floor area 97.5 m² (1,049 sq.ft.) approx

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.propertybox.io

Connells

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: Awaited
 Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/LTR325392



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: LTR325392 - 0005