



**Connells**

Mortimer Way  
Leicester





## Property Description

A well-presented end-of-terrace family home, ideally positioned on a generous corner plot

The ground floor welcomes you with a bright entrance hallway leading to a spacious reception room and a large, modern fitted kitchen complete with a comfortable dining area-perfect for family meals and entertaining.

Upstairs, the first floor offers three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a single garage and off-road parking, as well as attractive gardens to the front, side and rear, providing ample outdoor space and excellent potential for further landscaping or extension (subject to planning).

This is a wonderful opportunity to acquire a versatile family home in a sought-after location.

## Ground Floor:

The ground floor accommodation comprises of the entrance hallway which gives access to the living room and kitchen/dining room.

## Hallway

A welcoming entrance hall giving access to the living room and kitchen/dining room. Windows to the side elevation allows for natural light and a staircase ascends to the first floor landing.

## Living Room

11' 9" x 13' 4" ( 3.58m x 4.06m )

Situated to the front aspect of the home is a living room with double-glazed window and radiator.

## Kitchen/Dining Room

19' 3" x 11' 1" ( 5.87m x 3.38m )

Located to the rear aspect of the home is a fitted kitchen with space for dining and an understairs pantry. The kitchen area comprises of wall and base units with work surfaces over, sink drainer unit, radiator and space for appliances. Double-glazed windows provide views over the rear garden along with a side access door leading into the side of the garden.

## First Floor:

The first floor landing has a window to the side elevation allowing natural light, gives access to all three bedrooms, the family bathroom and has loft access.

### Bedroom One

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

Located to the rear aspect of the home with views overlooking the rear garden is the master bedroom with fitted wardrobes, carpet, radiator and a double-glazed window.

### Bedroom Two

10' x 13' 5" ( 3.05m x 4.09m )

Located to the front aspect of the home with fitted wardrobes, carpet, radiator and a double-glazed window.

### Bedroom Three

9' 5" x 8' 2" ( 2.87m x 2.49m )

Located to the front aspect of the home having a walk-in storage cupboard, carpet, radiator and a double-glazed window.

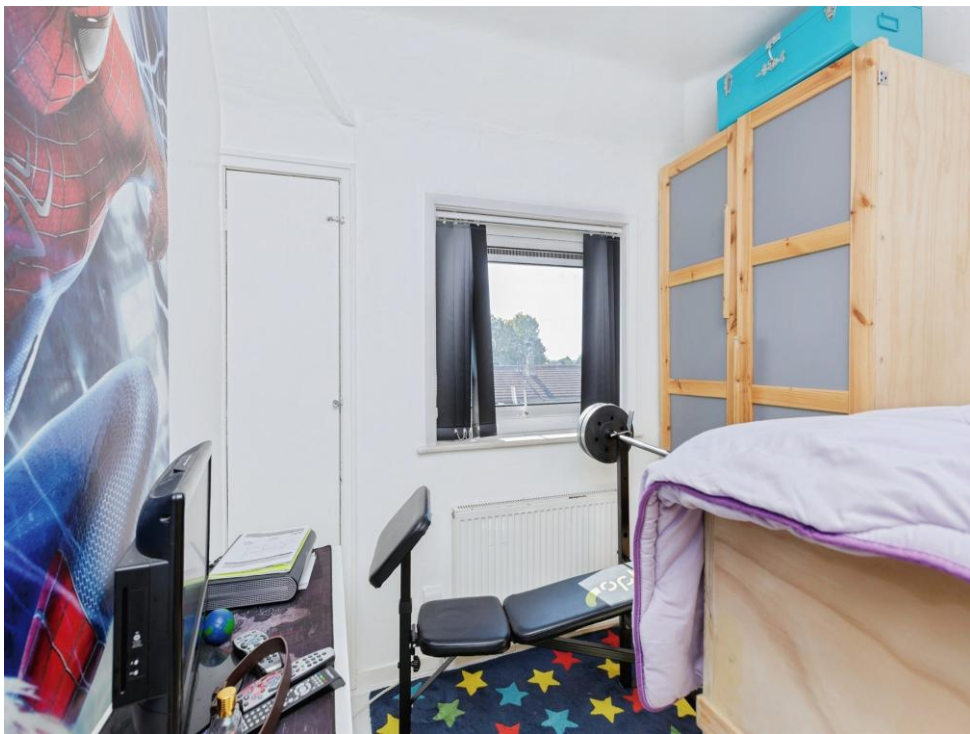
### Bathroom

7' 7" x 6' 8" ( 2.31m x 2.03m )

Situated to the rear aspect of the home is a family bathroom having a bath, WC, wash hand basin, partial splashbacks to walls, vinyl flooring, radiator and double-glazed window to the side and rear elevations.



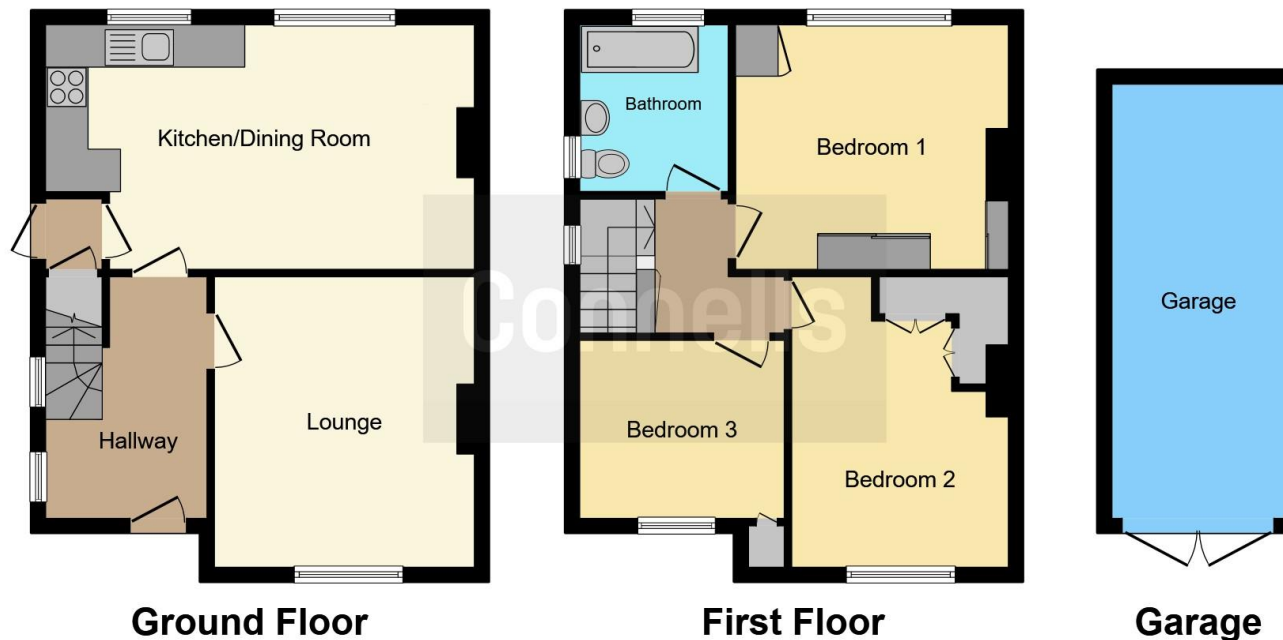












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EPC Rating: C Council Tax  
 Band: A

Tenure: Freehold

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