



Connells

Baronet Way
Leicester



Property Description

A well presented three-bedroom semi-detached home in the sought-after Humberstone & Hamilton area of Leicester.

Situated in a quiet residential street within the popular Hamilton area, known for its family-friendly atmosphere. Excellent local amenities including supermarkets, schools and regular bus routes into Leicester city centre

A welcoming entrance hallway leads into a bright and airy living room, perfect for family gatherings or quiet evenings.

The modern fitted kitchen diner is the heart of the home, with ample storage and space for a dining table – ideal for entertaining.

A versatile ground-floor bedroom with ensuite and study area offers flexibility, whether used as a guest suite, home office, or playroom. On the first floor there are two further well-proportioned bedrooms, each with plenty of natural light and storage potential.

A family bathroom, finished with contemporary fittings and neutral décor. To the front, a driveway provides parking for multiple vehicles. The private rear garden is a peaceful retreat, offering space for outdoor dining

This property must be seen to be fully appreciated. Whether you're a growing family, a first-time buyer, or looking for a well-

connected home in Leicester, it offers excellent value and lifestyle.

Entrance Hall

Step into a welcoming entrance hall that sets the tone for this charming home. The space is bright and inviting, with neutral décor and practical flooring that makes it easy to maintain. A central staircase leads to the first floor, while doors open into the main reception room and kitchen diner, creating a smooth flow through the property. The hall offers ample room for a console table or coat storage, making it both stylish and functional.

Lounge

Bright and airy, having laminate flooring, double glazed window to the front and radiator

Reception Room

A generous and versatile space, designed to suit a variety of lifestyles, double glazed window and radiator

Annex Study/ Bedroom

A highly versatile space located on the ground floor, perfect as a guest bedroom, home office, or private retreat for a teenager or relative with its own ensuite

Shower Room

Comprising shower cubicle, wash hand basin and low level WC, tiled floor and obscure glazed window

Kitchen/Diner

Fitted with wall and base units with ample worktop space, integrated gas hob, oven and extractor hood, stainless steel sink unit and space for additional appliances. There is space for a dining table and chairs, neutral finishes give a contemporary feel, while the open-plan layout ensures a seamless flow between cooking, dining, and living.

First Floor Landing

Bedroom One

Having double glazed window to the front, radiator and fitted with laminate flooring

Bedroom Two

With double glazed window to the rear and radiator

Bathroom

Fitted with a three piece suite including panelled bath with shower over, low level WC, wash hand basin, extractor fan and obscure glazed window

Outside

To the front of the property, a generous driveway provides off-road parking for multiple vehicles. At the rear, the home

enjoys a private enclosed garden with wood panel fencing and patio area

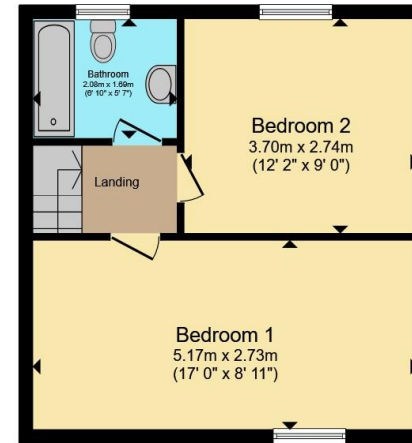








Ground Floor



First Floor

Total floor area 113.4 m² (1,221 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

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EPC Rating: C Council Tax
Band: A

Tenure: Freehold

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Property Ref: LTR325328 - 0002