



**Connells**

Nansen Road  
Leicester



### Property Description

Nestled in the charming Evington Valley area, this three bedroom detached bungalow home offers an ideal blend of comfort and convenience. Perfectly situated near reputable schools, hospital, parks and local amenities. With excellent connectivity, it boasts easy access to main roads and efficient bus routes connecting you to the bustling City Centre.

This property is ideal for first time buyers and investments buyers, in such a prime location this would be a property not to miss out on.

### Porch

#### Lounge

12' 2" x 20' 8" ( 3.71m x 6.30m )

Having a laminate flooring, radiator, access to bedrooms 1 and 2, window to the front

#### Kitchen/dining Room

11' 6" x 17' 8" ( 3.51m x 5.38m )

Fitted with a range of wall and base units, radiator, sink unit, plumbing for washing machine, dining table area & window to the rear

#### Bedroom 1

9' 11" x 11' 2" ( 3.02m x 3.40m )

Having a laminate flooring, radiator & window to the front

#### Bedroom 2

9' 11" x 9' ( 3.02m x 2.74m )

Having a laminate flooring, radiator & window to the side

#### Bedroom 3

9' 11" x 10' 9" ( 3.02m x 3.28m )

Having a laminate flooring, radiator, fitted wardrobes & window to the side

#### Bathroom

8' 2" x 6' 9" ( 2.49m x 2.06m )

Fitted with a bath with shower over, wash hand basin, toilet & radiator









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](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/LTR322691](http://connells.co.uk/Property/LTR322691)**



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.

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