



**Connells**

Paget Road  
Leicester



## Property Description

Residential property situated in a well-established neighbourhood.

The location benefits from proximity to local amenities, including shops, schools, and parks, as well as good transport links to Leicester city centre and surrounding areas. Public transportation is easily accessible, and the area is well-connected by road.

Leicester itself is a vibrant and culturally diverse city, known for its rich history and modern amenities, offering a blend of suburban tranquillity and urban convenience. The LE3 postal district is known for its community atmosphere and is popular with families, professionals, and students.

## Ground Floor

### Hallway

14' 1" x 2' 11" ( 4.29m x 0.89m )

### Lounge

10' 5" x 10' 7" ( 3.17m x 3.23m )

With ornamental fireplace and window to the rear

### Dining Room

12' 7" x 13' 11" ( 3.84m x 4.24m )

With window to the front

### Kitchen

7' 11" x 13' 1" ( 2.41m x 3.99m )

Well-sized kitchen, with window to the side and breakfast bar area

## First Floor

### Landing

15' 5" x 5' 3" ( 4.70m x 1.60m )

### Bedroom 1

15' 6" x 11' 4" ( 4.72m x 3.45m )

With window to the front

### Bedroom 2

12' 7" x 10' 1" ( 3.84m x 3.07m )

With window to the side

### Bedroom 3

5' 10" x 5' 3" ( 1.78m x 1.60m )

With window to the rear

### Bathroom

7' 11" x 7' 8" ( 2.41m x 2.34m )

Having a bath, wash hand basin & toilet

## Agent's Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.









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)

To view this property please contact Connells on

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**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/LTR323387](http://connells.co.uk/Property/LTR323387)**



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.

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