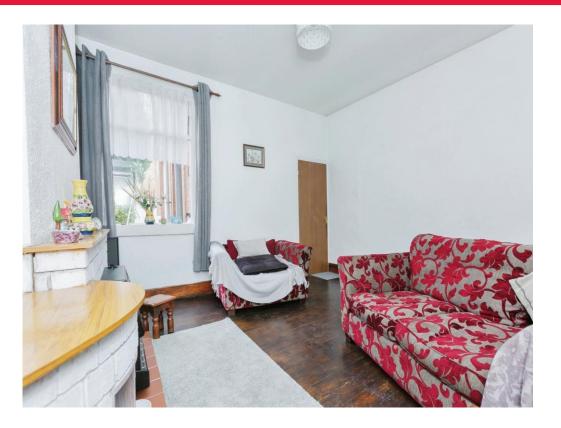


Connells

Paget Road Leicester

Paget Road Leicester LE3 5HN







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



















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

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: D

view this property online 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.