



**Connells**

St Ives Road  
LEICESTER





## Property Description

A charming and well-proportioned three-bedroom terraced home, ideally positioned in a popular residential pocket of LE4, offering excellent access to local schools, transport links and everyday amenities. With generous room sizes, double-glazed windows and a layout suited to modern living, this property is an appealing opportunity for first-time buyers, families, or investors seeking a strong rental location.

St Ives Road is a sought-after residential street in LE4, known for its convenience and strong local amenities. Nearby you'll find shops, parks, schools, and excellent transport connections. The area is popular with families and commuters alike.

The ground floor offers a welcoming entrance leading into a bright living area, ideal for relaxing or entertaining. The kitchen sits to the rear, with direct access to the garden and potential for future upgrades or reconfiguration.

Upstairs, the property provides three bedrooms, offering flexibility for family living, home working, or guest accommodation. A family bathroom completes the first floor. The rear garden provides a private outdoor space with potential for landscaping, seating areas, or play space. The frontage offers a traditional terraced-street setting with on-street parking.

## Lounge

Features a bright and spacious lounge, providing an inviting area for relaxation with ample room for both seating and media furniture, feature fireplace, TV point, radiator, double glazed window and stairs leading to the first floor

## Dining Room

Offering a versatile and welcoming space ideal for family meals, entertaining guests or creating an open, social flow between the living areas and the kitchen

## Kitchen

Fitted with a range of wall and base units, fitted oven, hob and extractor fan, space for appliances, part tiled walls, stainless steel sink unit with mixer taps and radiator

## Ground Floor Bathroom

The property includes a convenient ground-floor bathroom, positioned for easy access from the main living areas. This practical space is fitted with a WC, wash basin and bath, heated towel rail, tiled floor and walls and obscure glazed window



## First Floor Landing

## Bedroom One

Being fully carpeted, radiator and double glazed window to the front

## Bedroom Two

Having double glazed window and radiator

## Bedroom Three

Ideal for use as a child's room or home office and having double glazed window and radiator

## Outside

The rear garden provides a private outdoor space with potential for landscaping, seating areas, or play space. The frontage offers a traditional terraced-street setting with on-street parking.

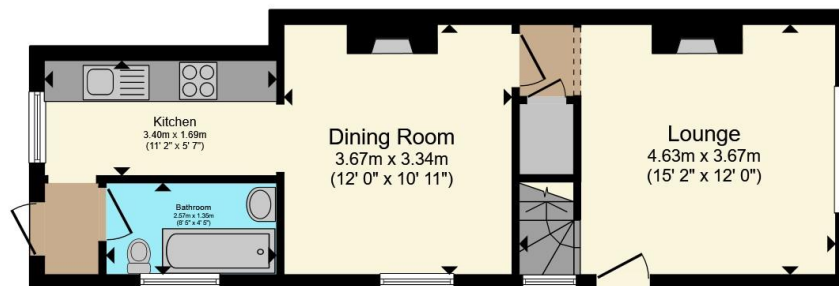




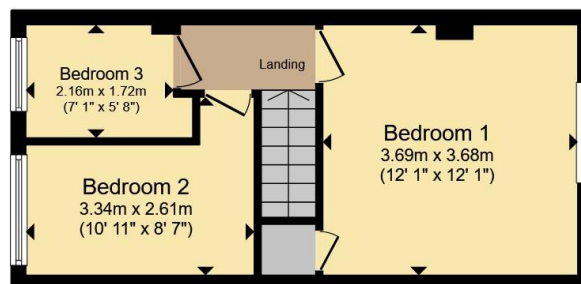








**Ground Floor**



**First Floor**

Total floor area 70.2 m<sup>2</sup> (756 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](http://www.propertybox.io)

**Connells**

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EPC Rating: D Council Tax  
Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/LTR308858](http://connells.co.uk/Property/LTR308858)**



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