



Connells

Larchwood Close
Leicester



Property Description

Offered to the market with no upward chain, this well-presented three-bedroom link-detached home is tucked away in a quiet and highly desirable cul-de-sac location, making it ideal for first-time buyers, investors, or growing families alike.

Upon entering the home, you are welcomed by a light and airy entrance hallway with modern flooring and a staircase rising to the first floor. The spacious lounge features a characterful fireplace and a stylish glass block feature wall, creating a warm and inviting space for relaxation.

To the rear, the modern open-plan kitchen/diner is filled with natural light and offers ample base and wall units, along with a generously sized pantry cupboard for additional storage. This space provides a perfect hub for family life and entertaining.

Upstairs, the property comprises two double bedrooms and a further single bedroom, all neutrally decorated. The accommodation is completed by a contemporary family bathroom.

Externally, the property enjoys a private rear garden, ideal for enjoying outdoor living in a peaceful setting. There is a driveway providing off-road parking, along with two additional side parking spaces-a rare bonus in this type of home.

Situated close to excellent local amenities,

public transport links, and within reach of popular schooling, this attractive home combines convenience, comfort, and potential.

Lounge

12' 3" x 12' 7" (3.73m x 3.84m)

UPVC Window to Front, Feature Gas Fireplace, TV Point, Phone Point, Radiator

Kitchen/Dining Room

15' 6" x 9' 6" (4.72m x 2.90m)

UPVC French Doors to Garden, UPVC Window to Rear, Wall & Base Units, Worktop, Sink, Gas Hob, Electric Oven, Extractor Hood, Understairs Storage, Space for Washing Machine

Landing

UPVC Window to Side, Loft Access, Airing Cupboard housing Worcester Bosch Combi Boiler

Bedroom One

8' 6" x 11' 5" (2.59m x 3.48m)

UPVC Window to Rear, Radiator

Bedroom Two

9' 5" x 11' 11" (2.87m x 3.63m)

UPVC Window to Front, Radiator

Bedroom Three

5' 8" x 8' 3" (1.73m x 2.51m)

UPVC Window to Front, Radiator

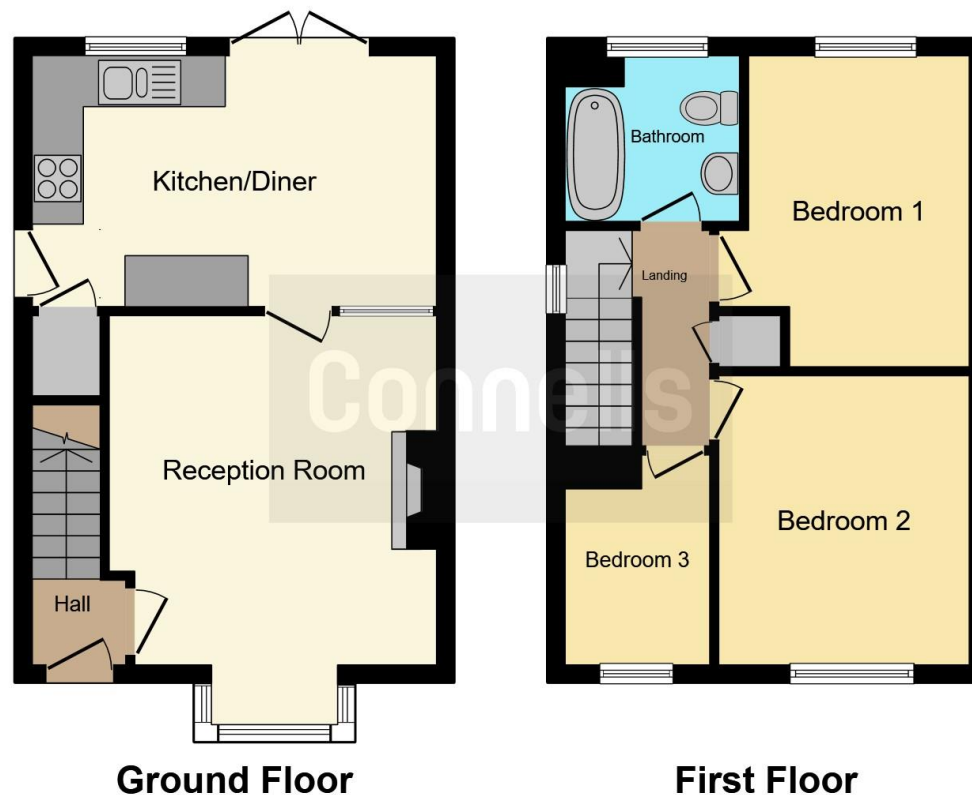
Bathroom

Bath with Electric Shower Over, Extractor, Heated Towel Rail, Fully Tiled, Wash Hand Basin, Low Level WC









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

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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

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