



Connells

Saffron Lane
Leicester



Property Description

3-Bedroom Semi-Detached Home with Spacious Driveway & Large Rear Garden

This beautifully presented 3-bedroom semi-detached home boasts a large driveway and a stunning, private rear garden, perfect for outdoor entertaining and relaxation.

The property features a bright and airy conservatory, a large lounge, a modern kitchen, and a dining room ideal for family gatherings.

Upstairs, you'll find three well-proportioned bedrooms and a family bathroom, complete with contemporary fixtures and fittings. Located in a highly sought-after area, this home is a must-see for families and professionals alike.

Don't miss your chance to view this fantastic property!

For more information or to arrange a viewing, please contact us today.

Hallway

As you walk through the front door the hallway leads to the living room, kitchen and the stairs up to the first floor. The hallway comprises of the heating controls, fuseboard and utility meters in a small cupboard.

Living Room

17' 11" x 10' 8" (5.46m x 3.25m)

Large through lounge leading into the conservatory, comprises of a large double glazed window to the front of the property with radiator underneath, carpeted throughout with a feature wallpaper. TV and ariel points.

Kitchen

9' 7" x 7' 11" (2.92m x 2.41m)

Kitchen comprises of a single integrated oven, pantry style cupboard, undercounter appliance space with plumbing for a washing machine/dishwasher and a further appliance, fitted gas hob with extractor fan, wooden worktops, double glazed window to rear overlooking the garden, double panel radiator. Lino flooring from hallway leading into kitchen and dining room.

Conservatory

11' 4" x 8' 9" (3.45m x 2.67m)

Conservatory to the rear of the property with excellent views of the garden, which is carpeted with a feature wallpaper, and fully double glazed with a polycarbonate roof, a single back door leads out onto a patio area in the garden.

Dining Room

17' 7" x 11' 4" (5.36m x 3.45m)

Extended to the side the dining room offers a great space with a front and rear door leading access straight from the driveway into the garden, this comprises of Lino flooring, two double panel radiators, a downstairs cloakroom double glazed windows also to the front and rear. Large under-stairs cupboard offers plenty of extra storage space with

double socket.

Cloakroom

3' x 3' (0.91m x 0.91m)

Low level W/C with lino flooring and double glazed window to the rear.

Landing

9' 11" x 2' 7" (3.02m x 0.79m)

Upstairs landing leading to all three bedrooms and the family bathroom.

Bedroom One

11' 9" x 8' 10" (3.58m x 2.69m)

Bedroom one is to the rear of the property overlooking the garden with large double glazed window with double panel radiator underneath. The room is carpeted with a feature wallpaper on the back wall.

Bedroom Two

10' 1" x 9' (3.07m x 2.74m)

Bedroom two is to the front of the property with a double glazed window to the front overlooking the driveway, the room has TV ariel points, carpeted throughout with a feature wallpaper.

Bedroom Three

9' 2" x 8' 10" (2.79m x 2.69m)

To the front of property with double glazed window to the front with double panel radiator. Single bed fitted into the wall which will be staying with the property, carpeted throughout. Loft Access with boarding and access to the boiler.

Bathroom

7' 3" x 5' 5" (2.21m x 1.65m)

Bathroom upstairs which is fully tiled and has a tiled flooring, pedestal sink and low level W/C with a fitted bath and electric shower above. Double glazed frosted window to rear with double panel radiator.

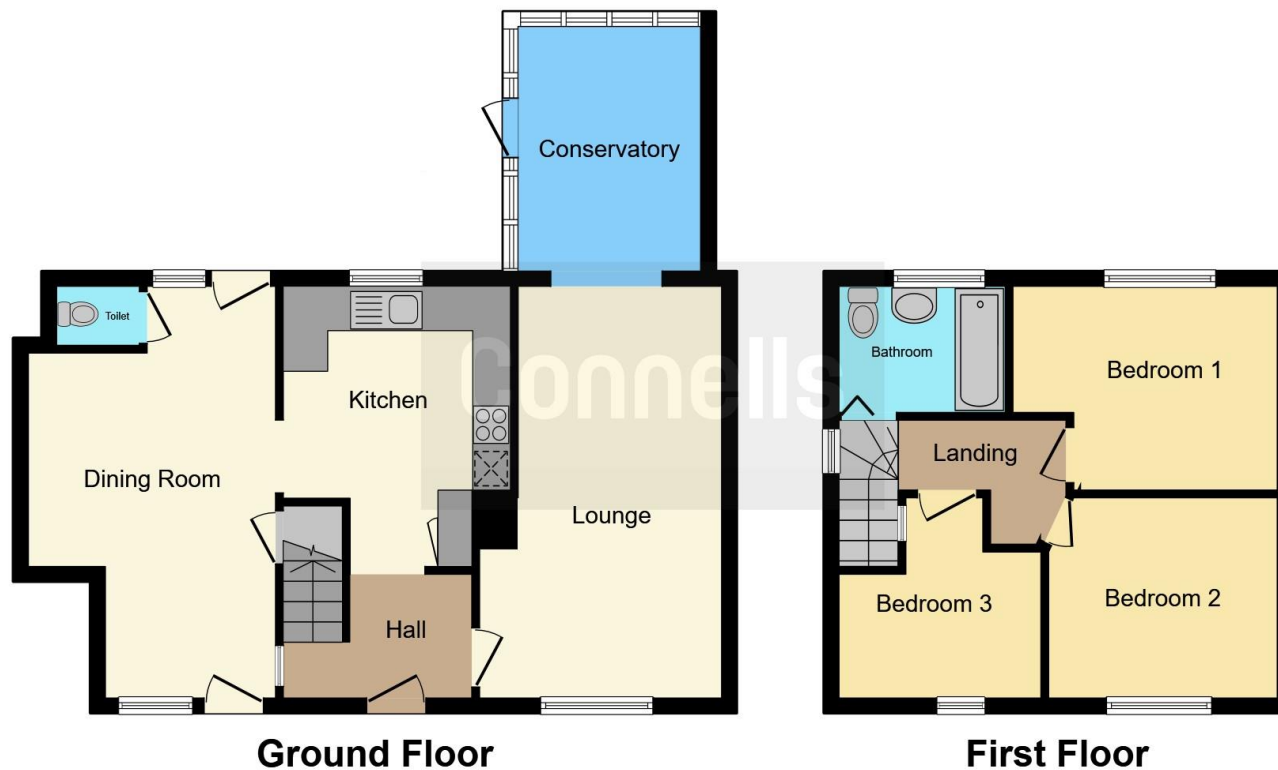
Outside

Large driveway to the front of the property boasting plenty of parking for upto eight cars, a patio slabbed pathway leads down the side of the driveway to the front door and side door with direct access into the driveway. To the rear of the property is a patio area leading off the conservatory and rear door with a large laid to lawn area and slabbed patio area at the top of the garden with a wooden timber shed. Outdoor sockets with two plastic sheds currently with appliances inside.









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

Tenure: Freehold

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