



Connells

Westbourne Street
Leicester



Property Description

This well-presented three-bedroom terraced home on Westbourne Street combines fresh modern updates with charming original features. Recently repainted throughout and enhanced with new lighting, the property feels bright, contemporary, and immediately welcoming. Double-glazed windows and new ground-floor flooring further elevate the home's clean, modern aesthetic.

The ground floor offers two versatile reception rooms and a kitchen positioned at the rear, creating flexible living and dining options to suit a range of lifestyles. Character features, including wood parquet flooring and decorative plasterwork, add warmth and personality, while handmade built-in furniture and fitted wardrobes maximise storage and functionality. A practical shower/bath room with a space-saving 2-in-1 toilet and integrated sink completes the downstairs layout.

Upstairs, the property provides two double bedrooms and one single bedroom, all newly carpeted for a fresh and comfortable finish. The home was fully rewired approximately three years ago and benefits from a recently serviced boiler system, ensuring efficient heating and hot water.

Externally, the rear garden is fully paved for low-maintenance outdoor living — ideal for seating, entertaining, or container planting. On-street parking is available to the front, and a park directly behind the property offers immediate access to green space. Situated

just off the exclusive Golden Mile.

Reception Room One

11' 2" x 11' 9" (3.40m x 3.58m)

A welcoming front reception featuring fresh décor and excellent natural light. Ideal as a main living space, it offers a comfortable setting for relaxing or entertaining.

Reception Room Two

11' 7" x 11' 9" (3.53m x 3.58m)

A versatile second reception room that can serve as a dining room, home office, or additional lounge. The wood parquet flooring and plasterwork add warmth and charm.

Kitchen

12' 4" x 5' 11" (3.76m x 1.80m)

Positioned at the rear of the property, the kitchen provides direct access to the garden and offers a practical layout for everyday cooking. Its location creates a natural flow between indoor and outdoor living.

Bathroom

The ground-floor shower/bath room. includes.

Wc

A clever 2-in-1 close-coupled toilet with integrated sink, maximising space while maintaining functionality.

Bedroom One

9' 10" x 11' 9" (3.00m x 3.58m)

A generous double bedroom with fresh new carpets and a bright, airy feel.

Bedroom Two

11' 11" x 11' 9" (3.63m x 3.58m)

Another well-sized double bedroom, also newly carpeted, offering flexibility for guests, children, or a home office.

Bedroom Three

6' x 12' 6" (1.83m x 3.81m)

A comfortable single bedroom, ideal for a nursery, study, or dressing room.









Total floor area 97.1 m² (1,045 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



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22-24 Halford Street
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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

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Property Ref: LTR325567 - 0008