



Connells

Sutton Road
Leicester



Property Description

Situated in a popular and well-established residential location within Leicester, this attractive family home offers spacious and versatile accommodation, making it an excellent choice for first-time buyers, growing families, and investors alike.

Sutton Road is conveniently positioned for easy access to Leicester City Centre, Leicester Royal Infirmary, Leicester University, local schools, shops, supermarkets, and a range of everyday amenities. Excellent road and public transport links make commuting straightforward, while nearby parks and recreational facilities provide further appeal for families and professionals alike. The property falls within the sought-after Leicester South area and is located close to Knighton and Clarendon Park amenities.

The property benefits from well-proportioned living space throughout, including a welcoming entrance hall, a generous lounge, a fitted kitchen, and comfortable bedroom accommodation. Externally, the home enjoys a private rear garden, providing an ideal space for outdoor entertaining, family gatherings, or simply relaxing during the warmer months. There is also off-road parking available.

This is a fantastic opportunity to acquire a well-located home in a highly convenient and established neighbourhood.

Early viewing is highly recommended to fully appreciate the accommodation and location

on offer.

Entrance Hall

Providing access to the principal ground floor accommodation, with stairs rising to the first floor and useful storage space. A welcoming entrance to the home.

Lounge

A bright and spacious reception room featuring a large window allowing plenty of natural light, providing an ideal space for both relaxing and entertaining.

Kitchen/Diner

A spacious and well-appointed kitchen/diner fitted with a range of modern wall and base units, complementary work surfaces, inset sink and drainer. The dining area provides ample room for a family dining table, creating an ideal space for everyday living and entertaining. With views and access to the rear garden, the room enjoys plenty of natural light and serves as the heart of the home.

First Floor Landing

Bedroom One

A generously sized double bedroom offering ample space for freestanding furniture, including wardrobes and bedside units. Benefiting from a large window allowing

plenty of natural light, creating a bright and comfortable retreat. Ideal as the principal bedroom with space for additional storage if required.

Bedroom Two

A well-proportioned double bedroom with a rear aspect window, offering ample space for bedroom furniture and storage. Bright and versatile, the room is ideal as a guest bedroom

Bedroom Three

A well-sized single bedroom enjoying natural light from a rear aspect window. Offering flexibility for use as a child's bedroom, dressing room, or home office, with space for essential bedroom furniture and storage.

Bathroom

The family bathroom is fitted with a modern three-piece suite comprising a panelled bath with shower over, low-level WC and wash hand basin. Finished in neutral tones, the room provides a bright and practical space ideal for everyday family living. An obscured double-glazed window allows for natural light while maintaining privacy, and complementary wall tiling enhances both the appearance and ease of maintenance.

Outside

To the front, the property benefits from a driveway providing off-road parking. To the rear is a private and enclosed garden, mainly laid to lawn with a patio seating area, offering an ideal space for outdoor entertaining, family enjoyment, and relaxing during the warmer

months. Mature fencing and established planting enhance privacy.

Buyers Aml Fee

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







To view this property please contact Connells on

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

Tenure: Freehold

view this property online connells.co.uk/Property/LTR326466



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