

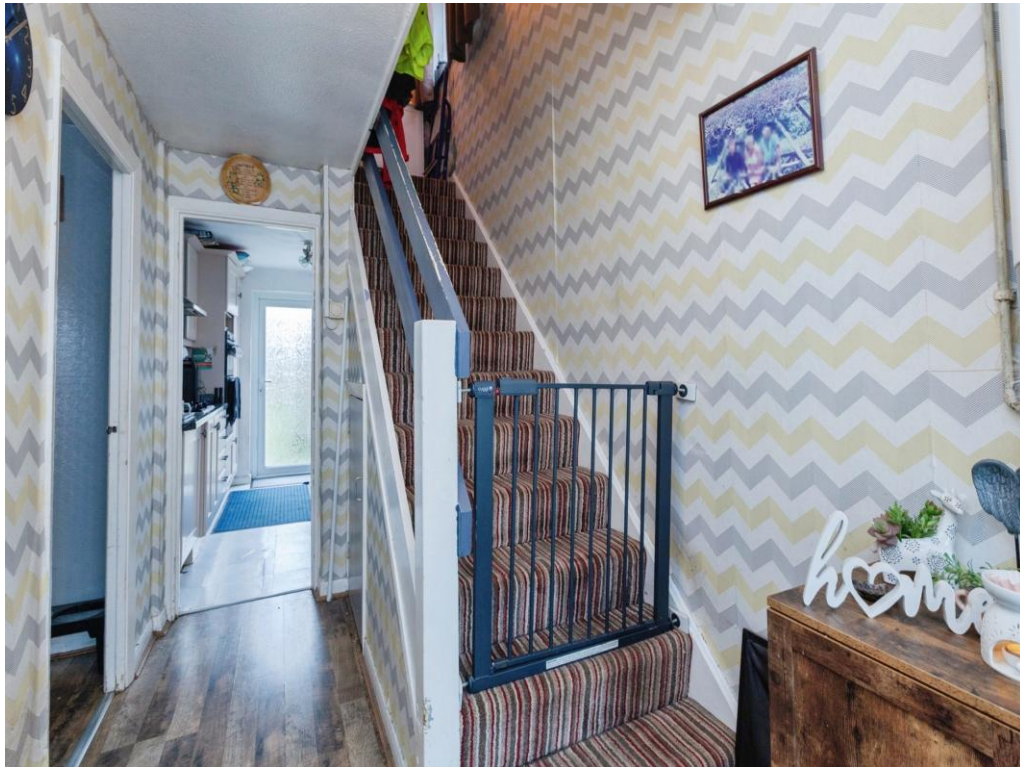


Connells

Cotton Close
Leicester

Cotton Close Leicester LE4 7SW

for sale offers in the region of
£325,000



Property Description

Cotton Close sits within a well-established residential area just off the A6, offering quick access to Leicester city centre, Birstall, and major routes including the A46 and M1. Nearby you'll find a range of supermarkets, local shops, green spaces, and reputable schools, making this an excellent choice for everyday convenience.

The home offers a practical layout with a welcoming entrance area leading into bright living spaces. The kitchen and lounge/dining area provide a comfortable setting for daily living and entertaining. Bedrooms are generously sized, and the bathroom is well-appointed. The property also benefits from good natural light throughout.

Early viewing is highly recommended to appreciate everything this home has to offer.

Entrance Porch

Entrance Hall

Bright and airy with stairs leading to the first floor and doors leading through to the lounge

Lounge

Double glazed window overlooking the front, creating an airy and comfortable atmosphere. fireplace with surround. The layout provides flexibility for a variety of furniture arrangements, while the neutral décor makes

it easy for new owners to add their own style.

Dining Room

The dining room offers a comfortable and well-proportioned space ideal for family meals, entertaining guests, or working from home when needed. Its position between the kitchen and lounge creates a smooth, practical flow through the ground floor, while a rear patio door brings in natural light

Kitchen

Fitted with a range of wall and base units with ample work top space, part tiled walls, built in oven, hob and extractor fan, stainless steel sink unit, double glazed window overlooking the rear and double glazed door to the rear

First Floor Landing

Bedroom One

Having double glazed window overlooking the front and radiator

Bedroom Two

Double glazed window and radiator

Bedroom Three

Ideal for use as a child's bedroom, guest room, or dedicated home office, double

glazed window and radiator

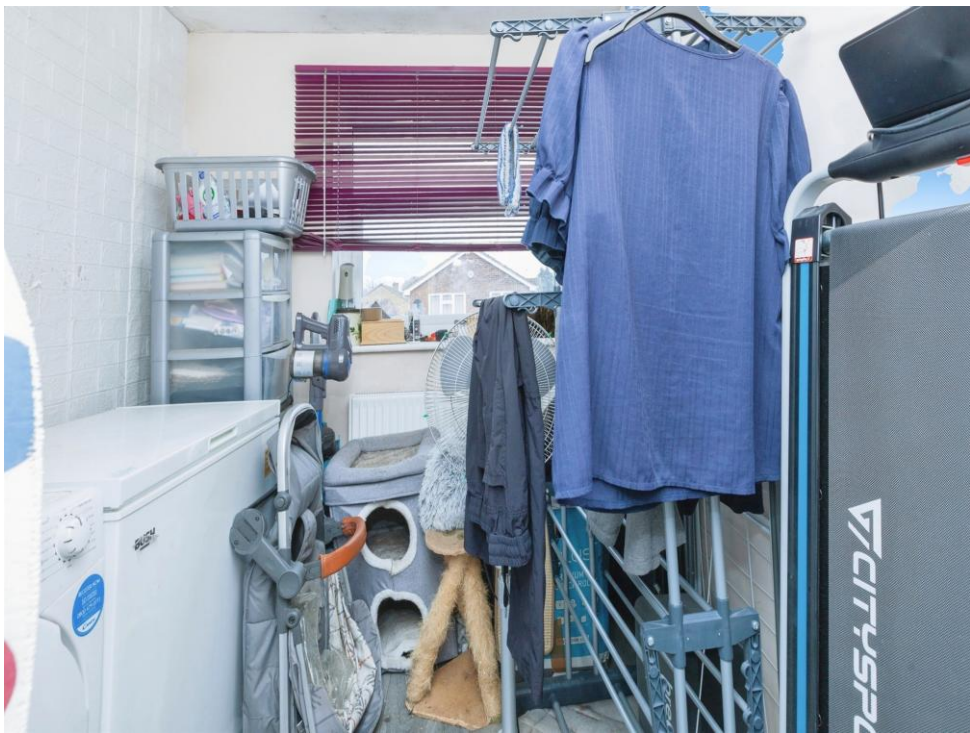
Bathroom

Three piece suite comprising panelled bath with electric shower over, low level WC and wash hand basin, tiled walls and obscure glazed window

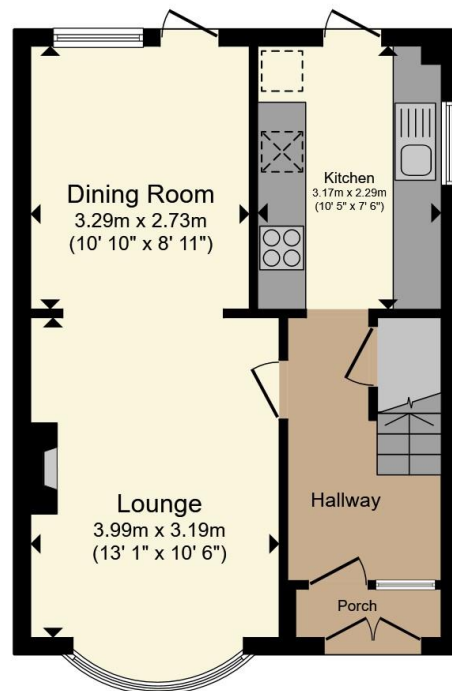
Outside

To the front, there is a driveway for two vehicles. The rear garden offers a generous outdoor space with plenty of scope for keen gardeners to shape it to their own vision. Its size and layout provide a solid foundation for planting beds, vegetable patches, or landscaped seating areas,

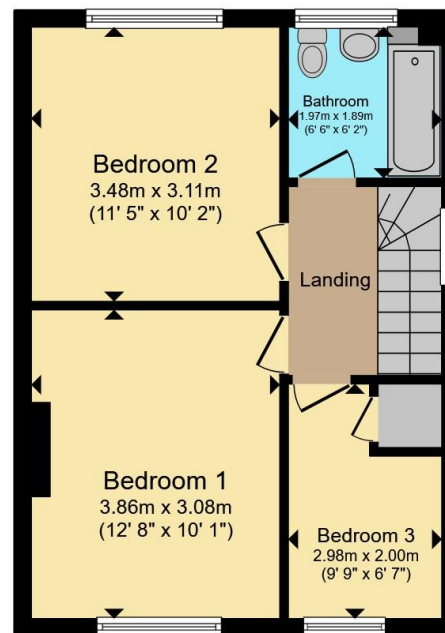








Ground Floor



First Floor

Total floor area 76.6 m² (824 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: C Council Tax
Band: B

Tenure: Freehold

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Property Ref: LTR325797 - 0004