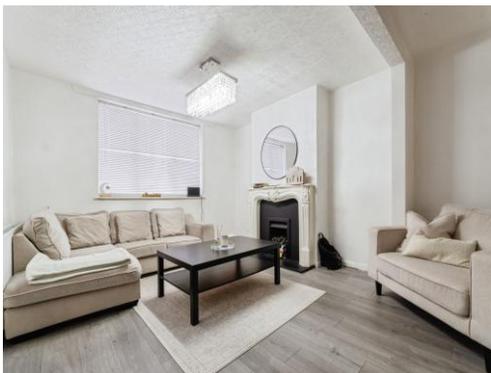




Connells

Saffron Lane
Leicester



Property Description

A well presented three-bedroom semi-detached home situated close to schools, shops, transport links and Leicester city centre, this home is ideal for families, first-time buyers or investors looking for long-term value in a popular LE2 location.

From the moment you step inside, the home feels bright, welcoming and full of potential. The ground floor features two spacious reception rooms, offering flexibility for family living. Large windows allow plenty of natural light to flow through, enhancing the sense of space. The kitchen sits to the rear and provides a functional layout with direct access to the garden. Upstairs, the property offers three well-proportioned bedrooms, making it ideal for families or those needing additional space for guests or home working. A family bathroom completes the first floor.

This location appeals to families, commuters and long-term residents alike. Contact Connells now to secure your viewing.

Entrance Hall

Stepping through the front door, you're welcomed into a bright and inviting entrance hall that sets the tone for the rest of the home. The space offers a practical layout with room for coats and shoes, while still feeling open and easy to navigate. A central staircase rises to the first floor, and doors lead through to the main reception rooms, creating a natural flow throughout the ground floor.

Neutral décor and good natural light help the hall feel spacious, making it an ideal first impression for guests and a functional everyday space for family living.

Living Room

Large front facing window, radiator and finished with neutral decor. The living room provides a bright and comfortable space at the heart of the home, perfect for both relaxing and entertaining.

Kitchen/Diner

The kitchen/diner offers a bright and sociable space that works perfectly for modern family living. Set to the rear of the property, it benefits from a pleasant outlook over the garden and plenty of natural light, creating an inviting atmosphere throughout the day. The kitchen area provides ample worktop space and practical storage, with room for freestanding appliances, fitted with a range of wall and base units, built in oven, hob and extractor fan, stainless steel sink unit with taps and double glazed window overlooking the garden

Downstairs Toilet

The property benefits from a convenient downstairs WC, ideal for busy family life and visiting guests which is neatly positioned off the hallway,

First Floor Landing

Bedroom One

A generously sized double bedroom with double glazed window overlooking the rear and radiator. Neutral décor provides a versatile backdrop for personal styling.

Bedroom Two

A well-proportioned double room offering excellent versatility for family living. Positioned to the front of the property and benefits from double glazed window and radiator

Bedroom Three

A well-presented single room offering excellent flexibility for a variety of uses. Ideal as a child's bedroom, nursery, or dedicated home office.

Bathroom

The family bathroom is a bright and well-presented space and benefits from a panelled bath with shower over and glass screen, wash hand basin and low level WC. A rear-facing window brings in natural light and provides ventilation, helping the room feel fresh and airy throughout the day, neutral tiling and clean finishes create a contemporary look that's easy to maintain

Outside

The rear garden offers a generous and

practical outdoor space, ideal for families and those who enjoy spending time outside. A combination of lawn and patio creates a versatile layout. With its straightforward design and ample space, the garden is easy to maintain yet full of potential for landscaping, planting, or adding seating areas.

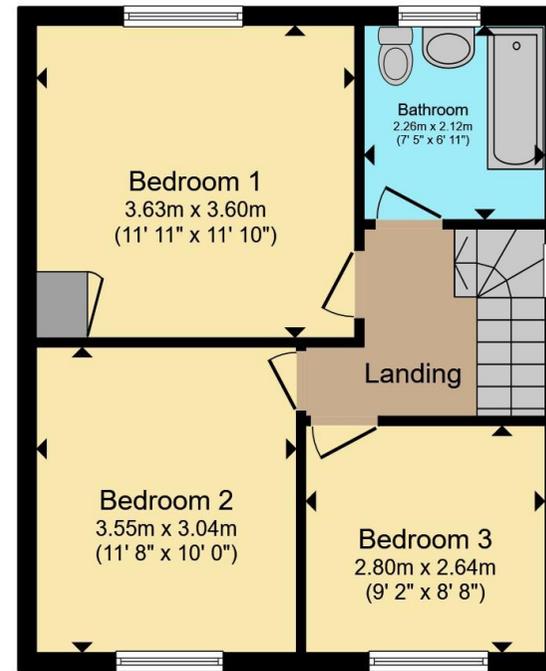








Ground Floor



First Floor

Total floor area 88.7 m² (955 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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EPC Rating: D Council Tax
Band: A

Tenure: Freehold

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