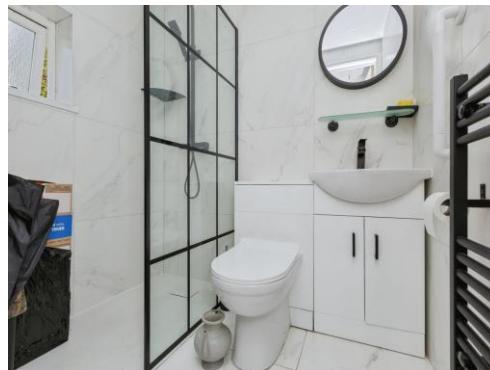




Connells

Highfield Street
Leicester



Property Description

INCLUDES A CELLAR

Located in the heart of Stoneygate, this attractive seven-bedroom property offers generous living space, a private garden, and excellent access to the city centre. With its character and convenience, it is ideally suited to families, professionals, or investors looking for a well-positioned Leicester home.

Situated in the sought-after Stoneygate/Highfields area of Leicester. Within walking distance of Leicester city centre, train station, and Victoria Park. Excellent choice of local amenities including shops, cafés, and restaurants. Highly regarded schools and nurseries nearby. Ideal for commuters with easy access to major road networks and public transport. Popular with families and professionals due to its central yet residential feel.

This property provides a wonderful opportunity to live in one of Leicester's most popular neighbourhoods, combining character, convenience, and strong investment potential.

Entrance Hall

Reception Room

16' 8" x 14' 4" (5.08m x 4.37m)

Living Room

13' 6" x 10' 8" (4.11m x 3.25m)

Kitchen/Diner

22' 9" x 10' 4" (6.93m x 3.15m)

Utility Area

11' 4" x 6' 4" (3.45m x 1.93m)

Shower Room

First Floor Landing:

Bedroom One

10' 2" x 17' (3.10m x 5.18m)

En-Suite

7' 8" x 6' 2" (2.34m x 1.88m)

Second Floor Landing:

Bedroom Three

10' 2" x 13' 8" (3.10m x 4.17m)

Bedroom Five

8' 7" x 12' 5" (2.62m x 3.78m)

Bedroom Six

10' 1" x 9' 4" (3.07m x 2.84m)

Bathroom

8' 4" x 15' 6" (2.54m x 4.72m)

Third Floor Landing:

Bedroom Two

13' 7" x 12' (4.14m x 3.66m)

Bedroom Four

13' 8" x 6' 5" (4.17m x 1.96m)

Bedroom Seven

8' 8" x 10' 1" (2.64m x 3.07m)

Bathroom

5' 4" x 13' 4" (1.63m x 4.06m)









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

To view this property please contact Connells on

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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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