



Connells

Heacham Drive  
Leicester



## Property Description

**\*\*Stunning Family Home in a Popular Leicester Location\*\***

Nestled in a highly sought-after residential pocket of Leicester, this beautifully presented property on Heacham Drive offers the perfect blend of comfort, practicality, and modern living. Ideally positioned for families and commuters alike, the home sits within easy reach of local schools, shops, parks, and excellent transport links into Leicester city centre and beyond.

Upon entering, you are welcomed by a light-filled hallway leading into a generous lounge area, perfect for family time or unwinding after a long day. The modern kitchen offers plenty of workspace and storage, making it a practical and stylish hub of the home.

Upstairs, the property boasts well-sized bedrooms, each offering comfortable living space and versatility for families, guests, or home-working. The contemporary bathroom is finished to a high standard, providing a clean and relaxing environment.

To the rear, you'll find a patio and lawned area with wood panel fencing and a single garage providing secure storage. The front of the property benefits from off-road parking, adding convenience for busy households.

Arrange your viewing today and discover everything this fantastic property has to offer.

## Entrance Hall

The property opens into a welcoming entrance hall offering a bright and tidy first impression. With space for coats and shoes, it provides practical access to the main living areas and staircase. Neutral décor and good natural light create an inviting feel as you step inside, setting the tone for the rest of the home.

## Living/Dining Room

A bright and versatile open-plan living/dining room offering an inviting space. The room benefits from double glazed window overlooking the front and radiator. There is ample space for a family dining table making it ideal for everyday living and double glazed patio doors to the rear

## Kitchen

A modern and well-appointed kitchen offering a practical and stylish space for everyday cooking. Fitted with a range of contemporary wall and base units, it provides ample worktop space and generous storage, space for additional appliances, built in oven, hob and extractor fan, part tiled walls and double glazed window overlooking the rear garden

## First Floor Landing

## Bedroom One

Double glazed window to the front and radiator

## Bedroom Two

Double glazed window to the rear and radiator

## Bedroom Three

A well-proportioned third bedroom offering flexible use as a child's room, guest room, or home office, double glazed window overlooking the front and radiator

## Shower Room

A modern and well-finished shower room featuring a sleek walk-in shower, contemporary tiling, and a stylish wash basin with storage. The space is bright and practical, with quality fittings and a clean, neutral design that complements the rest of the home. An efficient layout makes the room both functional and easy to maintain.

## Outside

The property enjoys a low-maintenance frontage with off-road parking. To the rear, a private and enclosed garden offers an ideal outdoor space, with a mix of lawn and patio areas surrounded by wood panel fencing.

The property also benefits from a single garage providing secure storage. Ideal for housing bikes, or tools, it offers practical extra space that enhances the home's overall convenience. The garage is easily accessible and adds valuable versatility for everyday use or future potential.

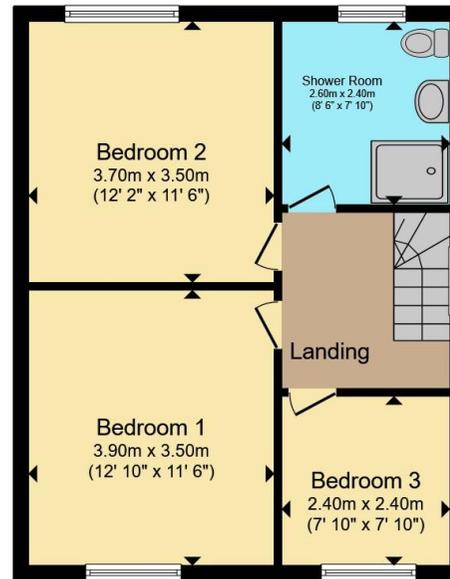




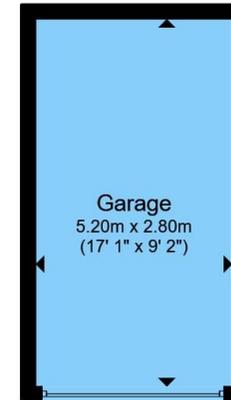




**Ground Floor**



**First Floor**



**Garage**

Total floor area 108.4 m<sup>2</sup> (1,167 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: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/LTR325655](http://connells.co.uk/Property/LTR325655)**



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