



**Connells**

Martival  
Leicester



## Property Description

A superbly maintained semi-detached house offering generous living space across combining period charm with contemporary updates to create a comfortable family home ideal for growing families.

The property is arranged over two floors with three well-proportioned bedrooms and two reception rooms, providing flexible space for family life, home working and entertaining. The living room benefits from natural light and a layout that easily accommodates both lounge and dining furniture. The kitchen has been updated with modern units and creates a sociable hub that flows to the dining area. Family bathroom and additional en-suite facilities are finished in neutral tones to suit a wide range of tastes.

Situated in a popular residential close to local shops, schools, and regular public transport links into the city centre.

## Entrance Hall

Step inside to a welcoming entrance hall finished with durable tiled flooring and a central radiator that ensures warmth on arrival. The hall provides direct access to the living areas and the convenient ground-floor shower room, making day-to-day living effortless. A staircase leads to the first-floor bedrooms, and the generous layout offers space for a coat rack or console table, creating a practical and inviting first impression.



## Living Room

A spacious, versatile living room designed for modern family life and effortless entertaining. The room benefits from a flexible layout giving buyers freedom to adapt the space to their needs.

Natural light floods the room through a large uPVC double glazed window and uPVC double glazed sliding doors that open onto the kitchen/dining area, creating a bright, airy flow and a strong sense of connection between living and cooking spaces. The floor is carpeted for comfort and a central radiator provides efficient heating, ensuring the room is warm and welcoming year round.

## Open-Plan Kitchen/Dining Area

A bright, sociable open-plan kitchen/dining area designed for everyday family life and effortless entertaining. Contemporary fitted wall and base units with sleek worktops, sink with mixer tap and drainer, integrated appliances — including a five-ring gas hob with extractor hood, washing machine, dryer, dishwasher and space for fridge/freezer.

The dining zone sits adjacent to the kitchen, creating a natural flow for mealtimes and socialising; there is space for a large dining table or a casual breakfast bar for informal dining. Large windows and glazed doors (where applicable) flood the space with natural light, while durable flooring and recessed lighting ensure the room is both stylish and easy to maintain.

Thoughtful finishing touches include ample worktop space for food preparation, dedicated appliance housing, and room for additional freestanding storage or a utility area, making this a genuinely flexible hub at the heart of the home

## Conservatory

A spacious conservatory that extends the living space and floods the home with natural light, creating a bright and airy retreat. The room is finished with laminate flooring for a clean, low-maintenance surface that complements both casual dining and relaxed seating arrangements.

Surrounded by uPVC double glazed windows, the conservatory offers uninterrupted views of the rear garden and excellent thermal performance. uPVC French doors open directly onto the garden, providing effortless indoor-outdoor flow for summer entertaining and easy access for children and pets. The generous proportions and flexible layout make this an ideal space for a playroom, home office, or a peaceful reading corner.

## Shower Room

A well-appointed ground floor WC finished to a high standard and designed for convenience and everyday use. The room features a wash hand basin with mixer tap set into fitted vanity units that provide useful storage and a tidy finish. A towel radiator keeps towels warm and the space comfortable, while a shower cubicle adds versatility for quick rinses or guest use. Tiled flooring and fully tiled walls ensure easy maintenance and a contemporary look, and an extractor fan combined with a uPVC double glazed window provides effective ventilation and natural light, keeping the room

fresh and bright.

## First Floor Landing:

A spacious first floor landing that provides direct access to three generously proportioned bedrooms, each benefitting from built-in storage to keep the sleeping areas clutter-free. The landing also leads to a contemporary family bathroom suite, completing this practical upper floor layout.

## Bedroom One

A spacious master bedroom positioned to the front aspect of the home, offering a calm, private retreat with plenty of natural light from two uPVC double glazed windows. The room's flexible layout easily accommodates a king-size bed and bedside furniture while still leaving space for a dressing area or a small seating nook.

Comfort is assured with carpeted flooring and a central radiator for consistent warmth. Built-in fitted wardrobes and cupboards provide excellent storage and a neat, streamlined appearance, keeping the room clutter-free and ready to personalise.

The bedroom benefits from its own private ensuite, adding convenience and a touch of luxury for the principal occupants. Overall, the space combines practicality with a restful atmosphere ideal for everyday living.

## Bedroom Two

A double bedroom positioned to the rear aspect of the home, offering a peaceful outlook and plenty of natural light through a uPVC double glazed window. The room

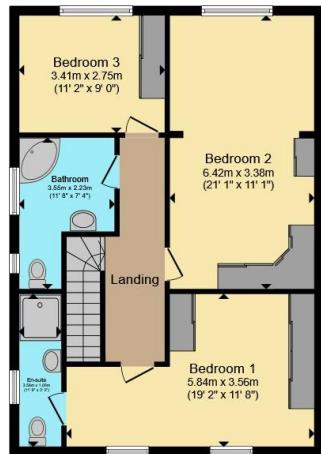




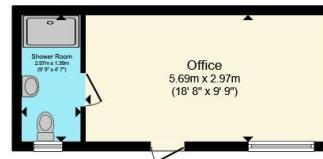




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 181.4 m<sup>2</sup> (1,952 sq.ft.) approx

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**Connells**

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Band: A

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