





## Property Description

Located in Eyres Monsell, a residential neighbourhood in the southern part of Leicester known for its welcoming community vibe and leafy surroundings. This area is characterized by a mix of family homes and green spaces, giving it a relaxed and friendly atmosphere that's ideal for families, young professionals, and retirees alike.

Littlegarth is a quiet, well-kept street lined with modest homes, many of which have gardens and a good amount of space. Nearby, you'll find local parks and playgrounds, including Aylestone Meadows, a large nature reserve along the River Soar that's popular for walks and cycling. Eyres Monsell offers a variety of local amenities, including small shops, schools, and community centres, making daily needs conveniently accessible.

The area has good transport links, with easy access to Leicester's city centre by car or public transport, allowing residents to enjoy both the tranquillity of suburban life and the vibrancy of the city.

## Ground Floor

### Hallway

### Lounge

22' x 12' ( 6.71m x 3.66m )

Spacious room with ornamental fireplace and windows to the side aspect.

### Kitchen

6' 9" x 7' 9" ( 2.06m x 2.36m )

Fully fitted kitchen with plumbing for washing machine, integrated hob and oven and window to the rear.

## First Floor

### Bedroom 1

10' x 12' ( 3.05m x 3.66m )

With window to the side and fitted wardrobes.

### Bedroom 2

10' x 10' ( 3.05m x 3.05m )

With window and fitted storage.

### Bedroom 3

8' 9" x 8' 3" ( 2.67m x 2.51m )

With window to the side.

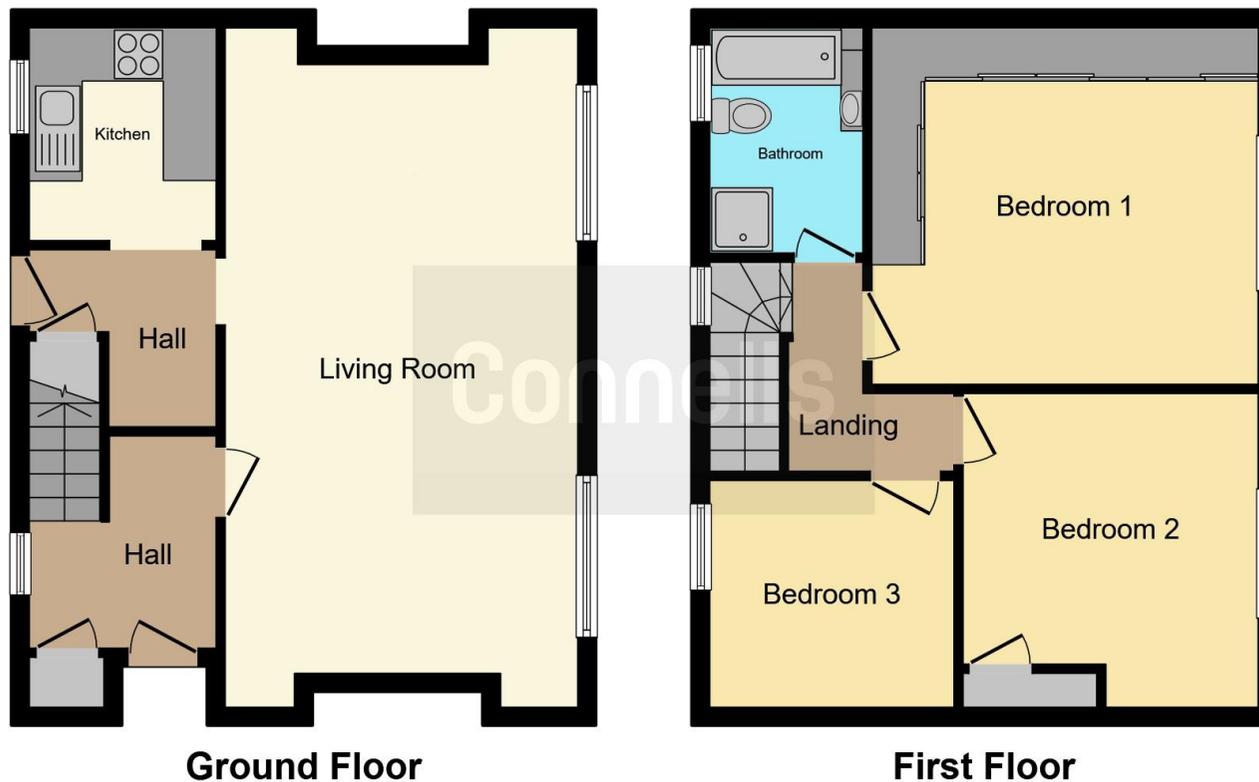
## Bathroom

Having a bath, wash hand basin and a toilet.









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](http://www.focalagent.com)

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**T 0116 262 0022**  
**E [leicester@connells.co.uk](mailto:leicester@connells.co.uk)**

22-24 Halford Street  
 LEICESTER LE1 1JB

**EPC Rating: Awaited**

Tenure: Freehold

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