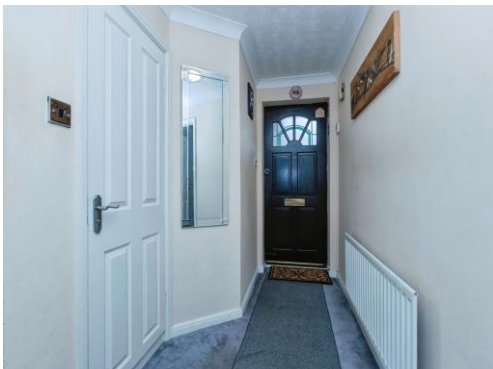




**Connells**

Neville Road  
Leicester



## Property Description

A beautifully presented four-bedroom detached family home nestled in the sought-after Western Park district of Leicester. Constructed in the early 1990s, this charming residence offers contemporary comfort with classic appeal. Situated close to vibrant Western Park amenities, reputable schools including Christ the King Catholic Voluntary Academy and Castle Mead Academy, and strong transport links.

Step inside to find a bright and welcoming lounge with a feature bay window, a separate dining room for family meals, and a stylish kitchen designed for convenience. Upstairs, four generously sized bedrooms provide ample space, with the master boasting its own en-suite.

Outside, enjoy a private rear garden perfect for relaxing or entertaining, plus off-road parking and a garage for added practicality.

## Entrance Hall

A welcoming entrance hall with staircase leading to the first floor. Provides access to the living room, dining room, kitchen and cloakroom.

## Cloakroom

Convenient ground floor WC with wash basin, window to side elevation and finished in a modern style.

## Living Room

A formal lounge with a bay window and cozy electric fireplace, perfect for relaxation, and

## Dining Room

A separate dining room ideal for family meals or entertaining guests, with direct access to the rear garden through patio doors.

## Kitchen/Breakfast Room

A beautifully appointed fitted kitchen designed for both style and functionality. Featuring a range of modern wall and base units, integrated appliances including oven, hob, and extractor, plus space for casual dining. The room benefits from a walk-in pantry for additional storage and offers direct access to the rear garden.

## First Floor Landing:

Three well-sized bedrooms on the first floor, plus a master bedroom featuring a private en-suite, family shower room and airing cupboard for storage.

## Bedroom One

A well-proportioned master bedroom with fitted wardrobes and private en-suite shower room. Window to front elevation.

## En-Suite

Modern three-piece suite including shower cubicle, wash basin, and WC. Window to side elevation.

## Bedroom Two

Spacious double bedroom with fitted wardrobes and window overlooking the rear garden.

## Bedroom Three

Comfortable double bedroom, ideal for guests or children, window overlooking the rear garden.

## Bedroom Four

Perfect as a single bedroom or home office. Window to front elevation.

## Shower Room

A contemporary family shower room accompanies the en-suite, ensuring convenience for growing families. Window to rear elevation.

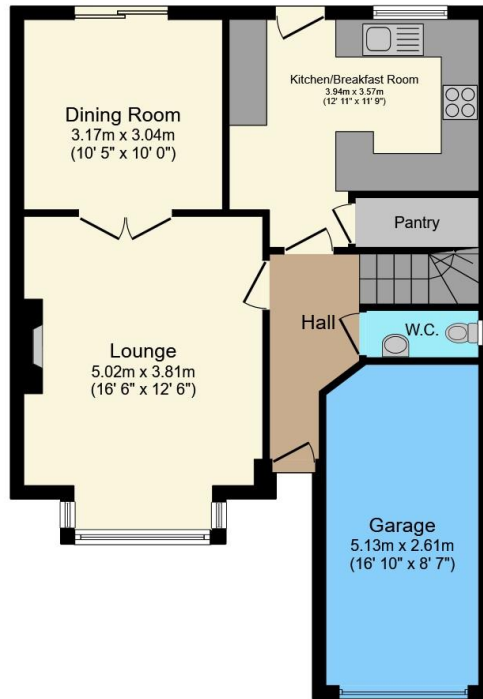
## Garage & Off-Road Parking

An attached garage and front driveway provide ample parking and storage. Low maintenance rear garden. A manageable outdoor space, perfect for children's play, gardening, or unwinding.

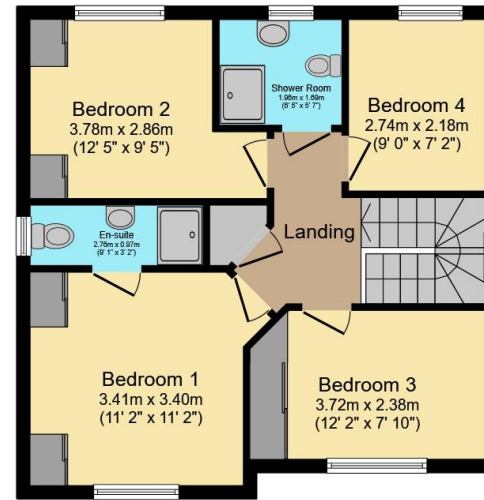








**Ground Floor**



**First Floor**

Total floor area 115.2 m<sup>2</sup> (1,240 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](http://www.propertybox.io)



To view this property please contact Connells on

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

22-24 Halford Street  
 LEICESTER LE1 1JB

EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

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