



Connells

Brockenhurst Drive
LEICESTER



Property Description

****Spacious & Versatile Family Home on Brockenhurst Road, LE3****

Located in a popular and well-established residential area of Leicester, this generously sized property on Brockenhurst Road offers flexible living space, making it an ideal choice for growing families or investors alike.

Upon entering the property, you are welcomed by a spacious entrance hall leading to a bright lounge. The fitted kitchen provides ample workspace and storage, with easy access to the conservatory, which offers further living space and views over the garden.

The property boasts three well-sized bedrooms, providing excellent accommodation and family bathroom.

Externally, the home benefits from a private rear garden, perfect for outdoor enjoyment, along with a driveway to the front offering convenient off-road parking and two garages.

Early viewing is highly advised to fully appreciate the size, layout, and potential this property has to offer.

Entrance Porch

A practical entrance porch providing a useful space for coats and footwear, helping to keep the main living areas tidy.

Entrance Hall

A welcoming and spacious entrance hall providing access to the ground floor accommodation and staircase rising to the first floor.

Ground Floor Shower Room

A convenient ground floor shower room comprising a walk-in shower, wash hand basin, and low-level WC

Living Room

The room benefits from ample natural light, creating a bright and welcoming atmosphere, and offers plenty of space for seating and living room furniture, fireplace with surround and archway leading through to the kitchen

Kitchen

Fitted with a range of wall and base units with ample worktop space, stainless steel sink unit, built in oven, hob with extractor hood, part tiled walls, space for additional appliances, radiator, double glazed window and door leading to the rear garden

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Fitted with a range of wall and base units with ample worktop space, stainless steel sink unit, built in oven, hob with extractor hood,

part tiled walls, space for additional appliances, radiator, double glazed window overlooking the rear garden and door leading to the conservatory

Conservatory

A bright and spacious conservatory providing additional living space, perfect for use as a dining area, second reception room, or relaxation space, patio doors opening onto the rear garden

First Floor Landing

Bedroom One

A spacious master bedroom benefits from double glazed window overlooking the rear, radiator and finished in neutral décor

Bedroom Two

Double glazed window and radiator

Bedroom Three

Double glazed window, radiator, ideal for use as a child's room, study or home office

Bathroom

Fitted with a three piece suite comprising panelled bath with shower over, wash hand basin and low level WC.

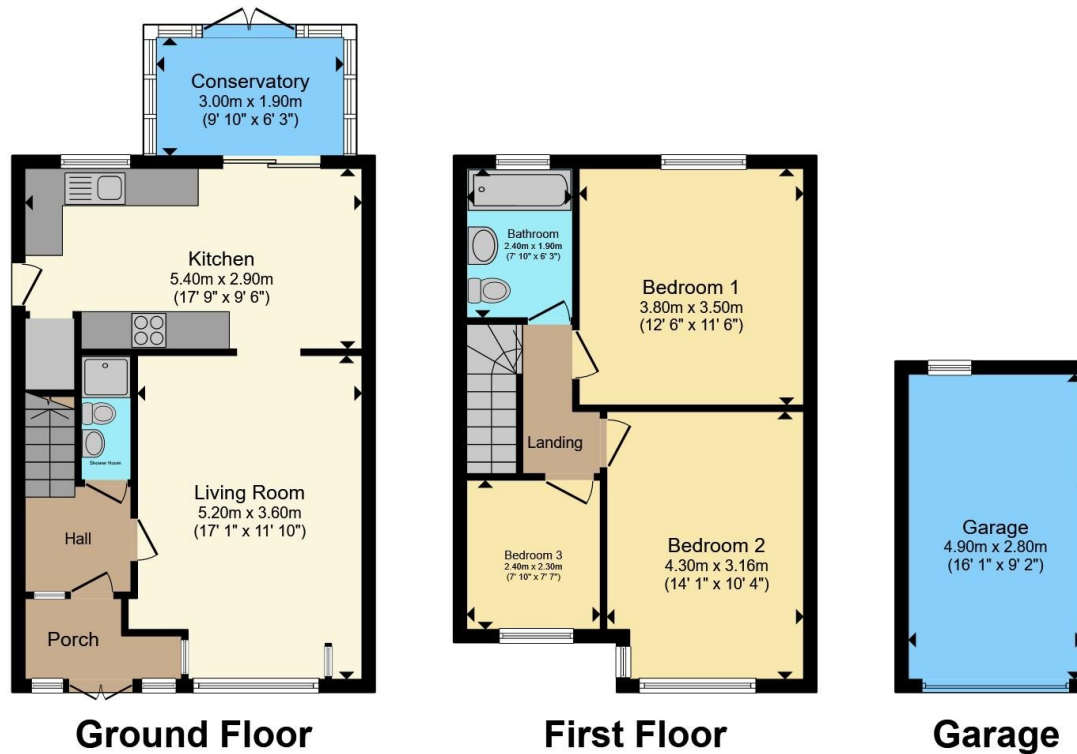
Outside

The rear garden is mainly laid to lawn with patio area and wooden fencing surround, as well as benefiting from a detached garage which is accessed to the rear of the property. To the front, the property features a driveway providing off-road parking, and a single garage to the front.









Total floor area 106.5 m² (1,146 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



To view this property please contact Connells on

T 0116 262 0022
E leicester@connells.co.uk

22-24 Halford Street
 LEICESTER LE1 1JB

EPC Rating: D Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/LTR326015



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