



Connells

Pinewood Close  
Leicester

# Pinewood Close Leicester LE4 1ER

for sale offers in excess of  
**£350,000**



## Property Description

Situated within a popular residential area of Leicester, this spacious three-bedroom semi-detached home offers well-balanced accommodation throughout, making it an ideal purchase for families, first-time buyers, or those looking to upsize. The property benefits from a generous lounge, fitted kitchen, useful utility room, conservatory providing additional living space, ground floor WC, three well-proportioned bedrooms, family bathroom, off-road parking, and an enclosed rear garden. Conveniently located close to local amenities, reputable schools, parks, and transport links, this home combines practicality with comfortable family living.

Externally, the property benefits from off-road parking to the front, while the enclosed rear garden provides a private outdoor space ideal for relaxing, entertaining guests, or family activities.

Located in the sought-after LE4 area, the property enjoys excellent access to local shopping facilities, schools, supermarkets, and commuter routes, making it a fantastic opportunity for buyers seeking a family home in a convenient location.

## Entrance Hall

A welcoming entrance hallway providing access to the ground floor accommodation, with stairs rising to the first floor

## Ground Floor Wc

Fitted with a low-level WC and wash hand basin, providing convenient facilities for guests and everyday family use.

## Lounge/Dining Room

A spacious and versatile reception room offering ample space for both living and dining furniture, double glazed patio doors leading through to the conservatory

## Kitchen

Fitted with a range of wall and base units with work surfaces over, incorporating sink and drainer, built in oven, hob and extractor fan, double glazed window overlooking the rear, and access to the utility room.

## Utility Room

A useful addition providing space for laundry appliances and extra storage, with access to the rear garden.

## Conservatory

A bright and versatile living space overlooking the rear garden, ideal for use as a dining area, sitting room, or home office, with access to the garden.

## First Floor Landing

### Bedroom One

A spacious double bedroom offering ample room for freestanding furniture and providing a comfortable principal bedroom for the homeowners.

### Bedroom Two

A well-proportioned double bedroom offering ample space for bedroom furniture and benefiting from plenty of natural light.

### Bedroom Three

A well-sized third bedroom, ideal for use as a child's room, guest bedroom, nursery, or home office.

### Bathroom

Fitted with a three-piece suite comprising a bath with shower over, wash hand basin, and low-level WC. Fully tiled walls and flooring and obscure glazed window allowing privacy and ventilation

### Outside

To the front of the property is a driveway providing off-road parking. The enclosed rear garden is beautifully presented and offers a private outdoor space, mainly laid to lawn with patio seating area, ideal for relaxing, entertaining, and family enjoyment.

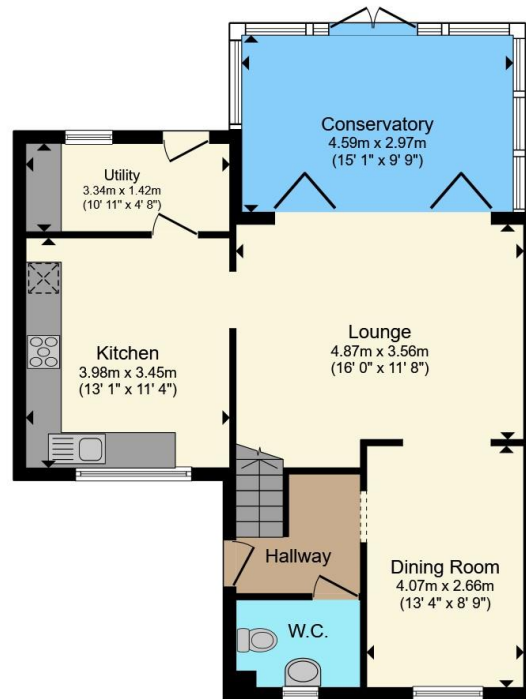
## Buyer A.M.L. Fee

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









**Ground Floor**



**First Floor**

Total floor area 111.2 m<sup>2</sup> (1,197 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)

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EPC Rating: Awaited  
 Council Tax Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/LTR326598](http://connells.co.uk/Property/LTR326598)**



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Property Ref: LTR326598 - 0002