



**Connells**

Hazel Street  
Desford Leicester



### Property Description

Situated within the popular village of Desford, this well-presented three-bedroom semi-detached property offers spacious and practical accommodation, ideal for first-time buyers, families, or investors alike.

The property is entered via a welcoming entrance hall with access to a ground floor W.C. There is a generous lounge/dining room, offering ample space for both seating and dining furniture and benefitting from patio doors opening directly onto the rear garden, creating an excellent space for everyday living and entertaining. The fitted kitchen is positioned to the rear of the property and provides a range of wall and base units, work surfaces, and space for appliances.

To the first floor, the accommodation comprises three well-proportioned bedrooms, including two good-sized doubles and a further single bedroom, ideal as a home office or nursery. The family bathroom is fitted with a white three-piece suite including a bath with shower over.

Externally, the property enjoys a rear garden with a combination of patio and lawned areas, offering a pleasant outdoor space. There is also a useful outbuilding/shed with a separate WC, providing excellent storage or potential for workshop use.

The property further benefits from double glazing, gas central heating, and is conveniently located for local amenities, schools, and transport links.



## Entrance Hallway

Accessed via the front entrance door, with stairs rising to the first floor and useful under-stairs storage cupboard.

## Cloakroom / Wc

Fitted with a low-level WC and wash hand basin, with window to the front elevation.

## Lounge / Dining Room

A spacious dual-purpose reception room featuring a front-facing double-glazed window and double-glazed patio doors opening onto the rear garden, allowing for ample natural light.

## Kitchen

Fitted with a range of wall and base units with work surfaces over, incorporating a stainless steel sink and drainer positioned beneath a double-glazed window. Appliances include an induction hob, electric oven and space for a freestanding fridge/freezer. Door providing access to the rear garden.

## Bedroom 1

A good-sized double bedroom with double-glazed window and radiator.

## Bedroom 2

A further double bedroom with double-glazed window, radiator and built-in wardrobe.

## Bedroom 3

A single bedroom with double-glazed window, radiator and built-in cupboard positioned over the stairs.

## Bathroom

Fitted with a three-piece suite comprising a panelled bath with mixer taps and shower over, wash hand basin and low-level WC. Obscure double-glazed window to the rear elevation.

## Outside

Rear Garden:

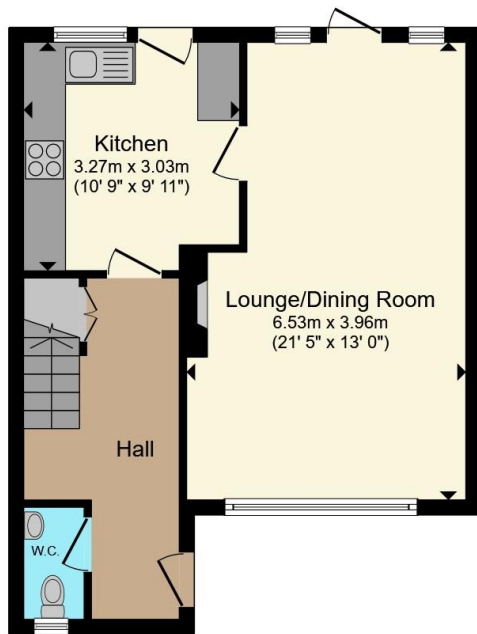
An enclosed rear garden mainly laid to lawn with a paved patio seating area, providing an ideal outdoor space for relaxation and entertaining.

Outbuilding / Shed: A brick-built outbuilding offering useful storage and separate WC.

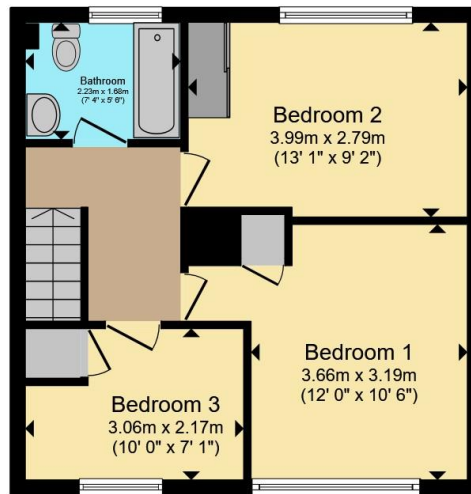




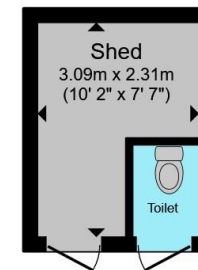




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 93.8 m<sup>2</sup> (1,010 sq.ft.) approx

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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

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