



Connells

Goodwood Road
Leicester



Property Description

Set in the ever-popular Rowllatts Hill area, this well-proportioned three-bedroom mid-terraced home offers spacious accommodation, practical layout and excellent access to local amenities. The property features an inviting entrance hall, a bright living room, and a fitted kitchen-diner, providing a sociable and functional space for everyday family life.

Upstairs, the home offers three good-sized bedrooms and a family bathroom. The neutral décor and well-arranged rooms make the property easy to personalise and adapt to individual needs.

The rear is mainly paved, ideal for outdoor seating or play and a brick built shed for additional storage

Located close to local shops, schools, parks, and Leicester General Hospital, the home is perfectly positioned for families, commuters and investors alike. With its generous layout, strong location and immediate availability, this property represents an excellent opportunity in a highly sought-after part of LE5.

Entrance Porch

Entrance Hall

The hall opens into a bright, easy-to-navigate space with direct access to the living room and kitchen-diner.

Lounge

The lounge offers a good-sized reception area with a simple rectangular shape that makes furnishing straightforward. It feels bright thanks to its front-facing position, and the neutral décor

Kitchen/Diner

fitted kitchen and a dedicated dining area, giving enough space for everyday meals or casual entertaining. Fitted with a range of modern wall and base units with room for appliances and storage that keeps the space organised. double glazed window overlooking the rear. The kitchen-diner sits just off the entrance hall and close to the lounge, creating a smooth flow between the main living areas and making the ground floor feel connected and practical

First Floor Landing

Bedroom One

Having double glazed window overlooking the front, radiator, fitted wardrobes and laminate flooring

Bedroom Two

Double glazed window overlooking the rear and radiator

Bedroom Three

Its proportions allow for a single bed, wardrobe and small desk without overwhelming the space, making it ideal for a child, guest, or anyone needing a quiet work area.

Bathroom

Fitted with a three piece white suite comprising panelled bath with shower over and glass shower screen, wash hand basin and low level WC, fully tiled walls and floor and obscure glazed window

Outside

The rear garden is a private, enclosed space, with patio area, wood fencing and brick built shed for additional storage







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FOR SALE



Total floor area 82.1 m² (884 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



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EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

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