



Connells

Duncan Road
LEICESTER



Property Description

Set in the heart of a well-established residential area of LE2, Duncan Road presents a wonderful opportunity to secure a characterful three-bedroom semi-detached home with generous proportions, a sizeable plot, and excellent potential to personalise. This is a property that blends period charm with the practicality of modern living, making it ideal for first-time buyers, young families, or investors seeking a strong, reliable location.

The property has easy access to local shops, supermarkets, cafés, and takeaways, close proximity to primary and secondary schools, excellent public transport links, with multiple bus routes and three train stations within reach, quick access to the city centre, Aylestone Meadows, and major road networks and a balanced urban environment with green spaces nearby.

Contact Connells Estate Agents to arrange your viewing!

Entrance Hall

The hallway offers a practical layout with space for coats and shoes, central heating radiator, stairs leading to the first floor and door leading through to the lounge

Lounge

The lounge is a bright and comfortable space positioned at the front of the property, benefiting from a large window that allows

natural light to fill the room throughout the day.

Kitchen

Fitted with a range of wall and base units, ample worktop space and room for essential appliances and a window overlooking the rear garden

Dining Room

A well-proportioned space ideal for family meals, entertaining, or creating a second living area. Positioned between the lounge and the kitchen, it benefits from a natural flow through the ground floor, with plenty of room for a full dining table and additional furniture.

First Floor Landing

Bedroom One

Double glazed window overlooking the front, radiator, built in wardrobes and laminate flooring

Bedroom Two

A well-proportioned double bedroom positioned at the rear of the property making it an ideal guest room

Bedroom Three

Positioned at the rear of the property, making it an ideal space for a child's bedroom, nursery, home office, or dressing room

Bathroom

Three piece suite comprising panelled bath with shower over, low level WC and wash hand basin, tiled walls and obscure glazed window

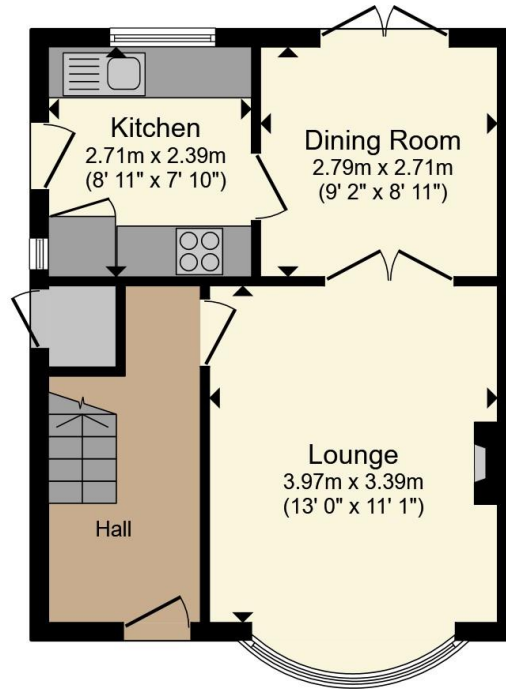
Outside

The property enjoys a traditional frontage with space for parking. To the rear, the home benefits from a generous, enclosed garden, offering an excellent balance of lawn and patio space. It provides plenty of room for outdoor seating and children's play,

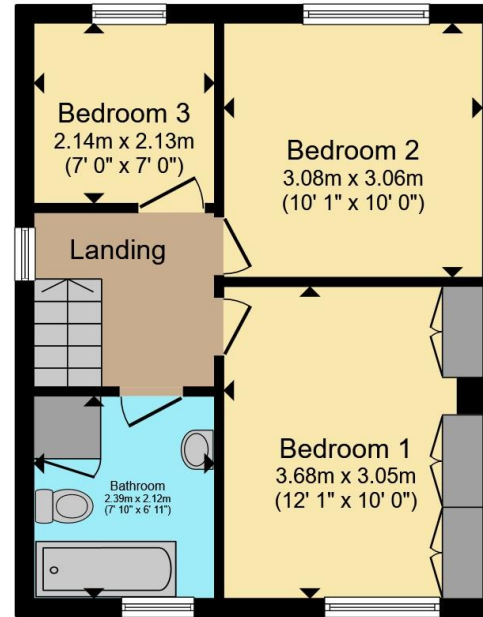








Ground Floor



First Floor

Total floor area 72.7 m² (783 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

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EPC Rating: D Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/LTR325925



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