



Connells

Kirminton Gardens
Leicester



Property Description

A spacious family home situated in a popular residential area of Leicester. Offering comfortable and versatile accommodation throughout, the property benefits from a bright lounge, fitted kitchen, well-proportioned bedrooms, and a family bathroom.

Conveniently located close to local schools, shops, amenities, and excellent transport links, this property is perfectly suited to first-time buyers, growing families, or investors alike.

Early viewing is highly recommended

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Hallway

Lounge

A spacious and versatile lounge/dining room featuring a large front-facing leaded window that allows plenty of natural light to fill the space. The room benefits from attractive archway detailing, laminate flooring, and a feature fireplace creating a focal point to the seating area. Radiator and ceiling light points

Reception Room Two

A versatile second reception room offering excellent additional living space, ideal as a dining room, family room, home office or playroom.

Kitchen/Dining Room

A spacious open-plan kitchen/dining room offering excellent potential for modernisation and personalisation. The dining area provides ample space for a family dining table and chairs, with an attractive archway opening into the kitchen. The kitchen is fitted with a range of wall and base units, work surfaces, tiled splashbacks, and space for freestanding appliances. A rear-facing window allows natural light to brighten the room, creating a practical and versatile space for everyday family living and entertaining.

Study/Bedroom Four

A versatile room offering flexible accommodation, ideal for use as a fourth bedroom, home office, study, or hobby room. Benefiting from natural light and ample space for a range of furniture, the room provides a practical addition to the property and can be adapted to suit a variety of individual requirements. Perfect for modern family living or those working from home.

First Floor Landing

Bedroom One

A well-proportioned principal bedroom featuring a large window that provides plenty of natural light. The room offers ample space for a double bed and a range of freestanding bedroom furniture.

Bedroom Two

A well-sized second bedroom benefiting from a window that provides good levels of natural light, creating a bright and welcoming atmosphere. The room offers ample space for a bed and additional bedroom furniture,

making it ideal as a guest room, children's bedroom, or home office.

Bedroom Three

A well-proportioned third bedroom offering versatile accommodation, ideal for a child's bedroom, guest room, or home office. The room benefits from a window providing natural light, creating a bright and airy feel.

Bathroom

Fitted with a three-piece suite comprising a panelled bath with mixer taps, pedestal wash hand basin and low-level WC. The room benefits from partially tiled walls, an obscured rear-facing window providing natural light and ventilation, and offers scope for modernisation to create a contemporary family bathroom.

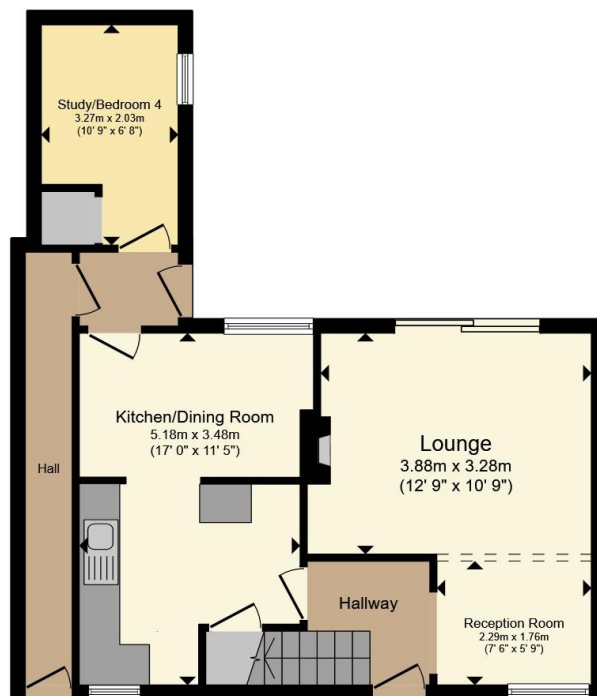
Outside

A generously sized rear garden offering excellent potential for landscaping and outdoor living. The garden is mainly laid to a combination of paving and planted areas, providing ample space for entertaining, gardening, or family activities. Enclosed by fencing to the boundaries, the garden enjoys a good degree of privacy and presents an ideal opportunity for purchasers to create a bespoke outdoor space to suit their own requirements.

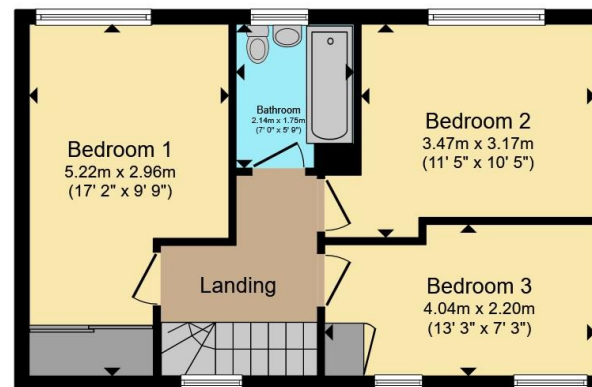








Ground Floor



First Floor

Total floor area 97.0 m² (1,044 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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To view this property please contact Connells on

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22-24 Halford Street
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EPC Rating: Awaiting
Council Tax Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/LTR326524



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