



Connells

Armadale Drive
Leicester



Property Description

Step Inside Your Next Family Home.

Set in a peaceful and established residential street, this delightful four-bedroom semi-detached home offers a bright and inviting hallway leading to a comfortable lounge and a sociable kitchen/diner, bathed in natural daylight, store/utility room, ground floor bedroom with ensuite and three further bedrooms on the first floor with a family bathroom.

The property is positioned in a peaceful residential lane within Humberstone and Hamilton, this home benefits from proximity amenities and schools.

A wealth of amenities, local supermarkets, convenience stores and the Leicester train station just over 4km away ensure both convenience and connectivity.

Ideal for families or professionals seeking a solid home. Contact Connells on 0116 2620022 for a viewing to avoid disappointment

Entrance Hall

12' 9" x 5' 5" (3.89m x 1.65m)

A welcoming hallway with bright, airy feel, offering access to the lounge, kitchen/diner, ground floor bedroom and en-suite. Finished with neutral decor and practical flooring.

Lounge

12' 9" x 12' 7" (3.89m x 3.84m)

A bright and spacious reception room, ideal for relaxing or entertaining. A large front facing window floods the space with natural light, while the generous floor area easily accommodated both seating and furniture

Kitchen/Diner

10' 1" x 18' 9" (3.07m x 5.71m)

A well-proportioned kitchen and dining space, designed for both everyday living and entertaining. Fitted with a range of wall and base units, ample worktop space and room for modern appliances. It offers practicality alongside potential for personalisation. The dining area comfortably accommodates a family table with French doors opening directly to the rear garden.

Bedroom One

9' 7" x 13' 4" (2.92m x 4.06m)

A generously sized double bedroom positioned at the front of the property, benefitting from a large window and offers ample space for a double bed, wardrobe and additional furnishings, having door leading to the en-suite

En-Suite

3' 9" x 6' 2" (1.14m x 1.88m)

A well-appointed shower room, featuring contemporary fixtures, including walk-in shower with glass screen, low level WC and a wash hand basin. Finished with neutral tiling and stylish fittings, it offers a clean, fresh

space designed for comfort and convenience

First Floor Landing

A bright and spacious landing area providing easy access to the three bedrooms and bathroom. Finished with neutral decor and practical flooring

Bedroom Two

11' 5" x 12' 8" (3.48m x 3.86m)

A comfortable double bedroom located at the rear of the property, offers ample natural light and plenty of space for a double bed and bedroom furniture

Bedroom Three

9' 9" x 10' 8" (2.97m x 3.25m)

A well-sized room ideal as a home office or guest room. With a bright window and neutral decor, this versatile space offers flexibility to suit your needs

Bedroom Four

8' 4" x 8' 2" (2.54m x 2.49m)

A versatile additional room that can function as a fourth bedroom, home office or hobby space. Bright and airy with enough room for a sing bed. It offers flexibility living options to suit your lifestyle

Bathroom

5' 4" x 7' 9" (1.63m x 2.36m)

A well-appointed family bathroom featuring a modern suite with a bathtub, wash basin and WC. Finished with neutral tiling and fittings, the space offers a clean and relaxing environment

Outside

The property benefits from a private front garden with driveway providing parking. To the rear, a generous, enclosed garden offers a peaceful outdoor space having wooden fencing to allow privacy

Store/Utility Room

15' 3" x 14' 5" (4.65m x 4.39m)

A practical utility space providing additional storage and laundry facilities









To view this property please contact Connells on

T 0116 262 0022
E leicester@connells.co.uk

22-24 Halford Street
LEICESTER LE1 1JB

EPC Rating: D Council Tax
Band: A

Tenure: Freehold

view this property online [connells.co.uk/Property/LTR326208](https://www.connells.co.uk/Property/LTR326208)



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Property Ref: LTR326208 - 0005