



Connells

Martival
Leicester



Property Description

Situated within the ever-popular North Evington district, this well-presented two-bedroom semi-detached property offers an excellent opportunity for first-time buyers, growing families and investors alike. Conveniently positioned close to local amenities, reputable schools, places of worship and excellent transport links into Leicester City Centre, the property combines comfortable living with everyday convenience.

The accommodation briefly comprises an inviting entrance hall, a spacious lounge providing ample room for relaxation and entertaining, and a fitted kitchen with access to a lean-to and ground floor shower room. To the first floor are three well-proportioned bedrooms with the master bedroom being en-suite.

Externally, the property benefits from a private rear garden and a single garage.

Located on a well-established residential road, the property is within easy reach of local shopping facilities, schools, healthcare services and major road networks, making it an ideal home for commuters and families seeking a convenient Leicester location.

Viewing Highly Recommended.

Hall

Providing access to the ground floor accommodation, with stairs rising to the first

floor

Lounge

Bright and spacious reception room offering ample space for both seating and entertaining, featuring a front-facing window allowing plenty of natural light to create a warm and inviting atmosphere. Ideal for everyday family living and relaxation.

Kitchen/Dining Room

Fitted with a range of wall and base units with ample work top space, integrated oven, hob and extractor fan, stainless steel sink unit and double glazed window overlooking the rear

Lean-To

Having double glazed patio doors leading to the rear garden and tiled flooring

Shower Room

Fitted with a corner shower unit with glass screening, low level WC and wash hand basin, obscure glazed windows to allow privacy and ventilation

First Floor Landing

Bedroom One

A spacious and well-proportioned principal bedroom featuring a front-facing window allowing plenty of natural light. Offering ample space for a double bed and a range of bedroom furniture, door leading to the en-suite

En-Suite

Featuring wash hand basin and WC.

Bedroom Two

Generously sized and well presented, it provides flexible accommodation suitable for family members, guests, or those requiring dedicated home-working space.

Bedroom Three

Offering excellent versatility and natural light from the rear-facing window. Ideal as a child's bedroom, guest room, study, or home office, the room provides ample space for bedroom furniture and can easily adapt to suit a variety of family requirements.

Outside

Externally, the property benefits from a rear garden, providing a private outdoor space ideal for relaxing, entertaining, and family enjoyment. The garden features a combination of patio and lawn areas. The property further benefits from a single garage providing secure parking and excellent storage space.

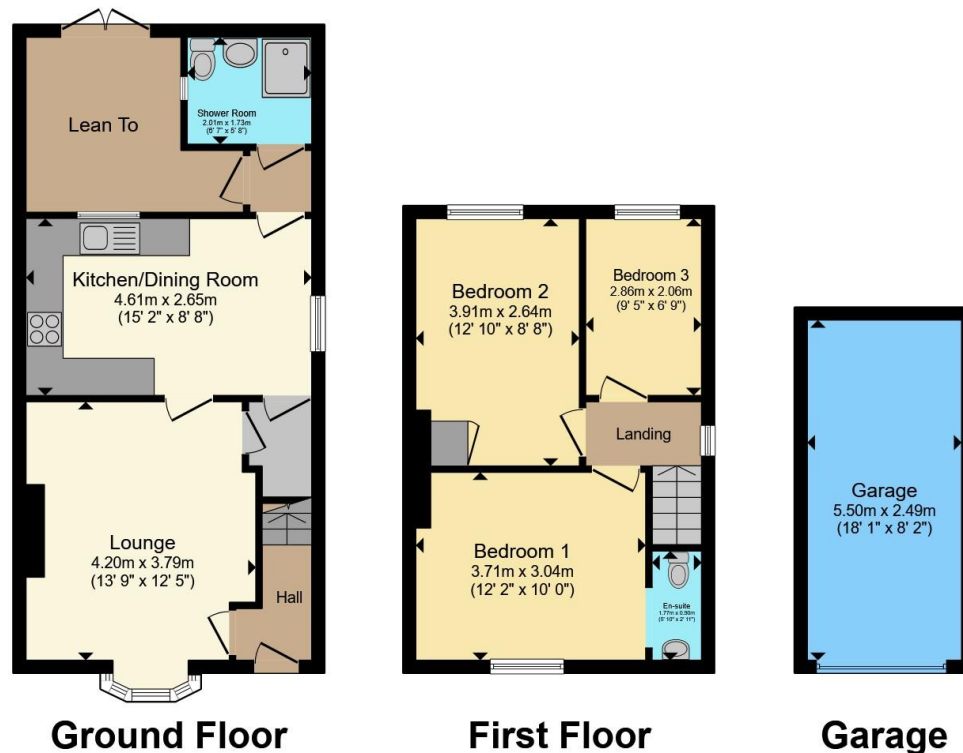
Buyer A.M.L. Fees Apply

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 93.6 m² (1,007 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

Connells

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

Tenure: Freehold

view this property online connells.co.uk/Property/LTR326283



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Property Ref: LTR326283 - 0003