



**Connells**

Catherine Street  
LEICESTER





## Property Description

A fantastic opportunity to purchase a well-located semi-detached property in one of Leicester's most sought-after areas. Situated in the heart of Rushey Mead, this spacious home offers excellent potential for families, investors, or buyers looking to personalise a property in a thriving neighbourhood.

This well-proportioned semi-detached home offers a flexible layout with two bright reception rooms, a good-sized kitchen area, and three bedrooms upstairs. The property provides an excellent foundation for modernisation or extension (subject to planning), making it perfect for buyers looking to add value.

As you enter the property, you are greeted by a spacious hallway leading to two generous reception rooms, perfect for family living, entertaining, or creating a dedicated dining space. The kitchen sits to the rear and offers ample space for storage and appliances, with excellent potential for reconfiguration to create a modern open-plan layout if desired. Upstairs, the property boasts three comfortable bedrooms, each offering good proportions and flexibility for family living, guest rooms, or home-office use. The family bathroom completes the first floor.

Outside, the rear garden provides a private outdoor space with plenty of scope for landscaping, seating areas, or even a small extension (subject to planning).

## Entrance Hall

Having stairs leading to the first floor and doors leading to the main rooms

## Lounge

Having double glazed window overlooking the front and radiator

## Dining Room

Bright and versatile space, ideal for both everyday family meals and gatherings

## Kitchen

Fitted with a range of wall and base units, built in hob, oven and extractor fan, space for additional appliances and double glazed window overlooking the rear and door leading to the garden

## First Floor Landing

## Bedroom One

A generously sized double bedroom, positioned at the front of the property and benefiting from excellent natural light throughout the day, window overlooking the front and radiator

## Bedroom Two

Positioned to the rear of the property with double glazed window and radiator

## Bedroom Three

Positioned at the front of the property and ideal for use as a child's room, guest room, or home office

## Shower Room

Fitted with a corner shower cubicle, wash hand basin and low level WC, tiled flooring and obscure glazed window

## Outside

The rear garden has an outside WC and storage area

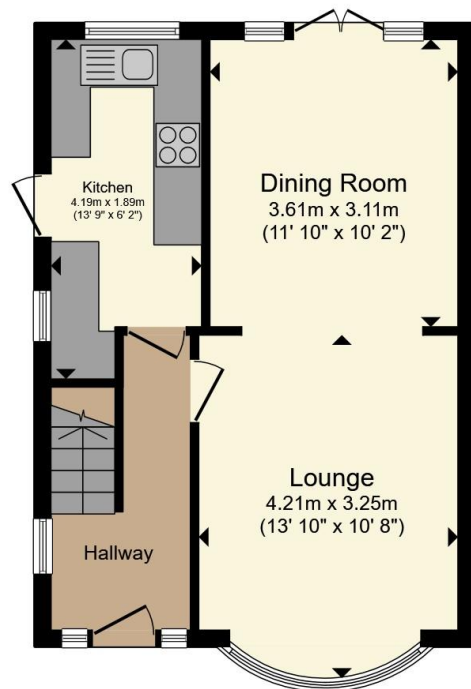




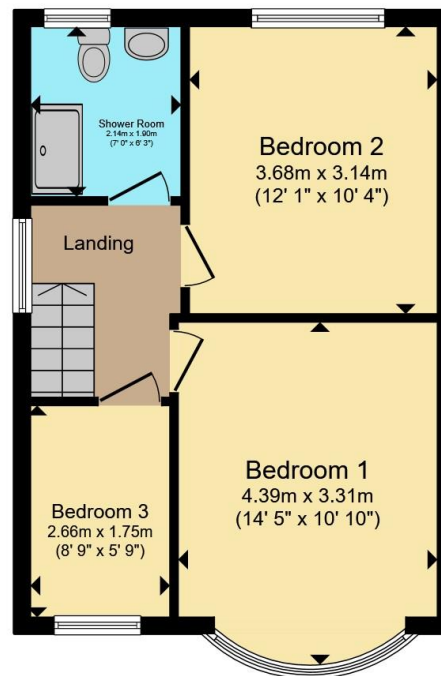




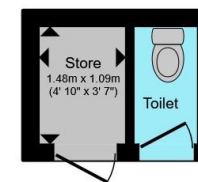




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 80.8 m<sup>2</sup> (870 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](http://www.propertybox.io)

**Connells**

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EPC Rating: Awaiting  
Council Tax Band: B

Tenure: Freehold

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