



**Connells**

The Slade Greens  
Leicester



## Property Description

We are delighted to present this attractive four bedroom semi-detached property, offering bright and spacious accommodation throughout, ideally positioned in a sought-after residential area. This well maintained family home also has an idyllic generous rear garden and a garage.

Set behind a charming brick boundary wall with a wrought iron gate, the property welcomes you with a paved front garden and private entrance. Inside the home boasts a practical and spacious layout with ample natural light flowing through the property. The ground floor comprises of a spacious living space complete with a kitchen diner ideal for entertaining. Upstairs there are well proportioned bedrooms and a family bathroom making this a superb option for growing families. The property also has a separate upstairs bedroom and bathroom which can be accessed through its own separate staircase, making this a versatile room to meet any requirements.

### Entrance Hall

With a double glazed door to the front of the property, central heating radiator and stairs rising to the first floor.

### Lounge

12' 11" x 12' 9" ( 3.94m x 3.89m )

With double glazed doors to the rear of the property through to the conservatory, gas fireplace with feature surround, coving to the ceiling and central heating radiator.

### Conservatory

12' 4" x 10' 4" ( 3.76m x 3.15m )

A upvc construction with a central heating radiator and door leading out to the garden.

### Kitchen/Diner

19' 3" x 10' 2" ( 5.87m x 3.10m )

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, oven and hob with cooker hood over, integrated microwave, dish washer included in the sale, space for a fridge freezer, wine chiller included in the sale, central heating radiator, double glazed window to the front of the property and French doors leading out to the rear garden.

### Utility Room

16' 6" x 8' 7" ( 5.03m x 2.62m )

With wall and base units, work surfaces, plumbing for a washing machine, central heating radiator, tiled flooring, stairs rising to bedroom four, window to the rear and doors to the front and rear of the property.

## First Floor Landing

There are stairs rising from the ground floor, airing cupboard, loft access and double glazed window to the front of the property.

## Bedroom One

10' 11" x 10' ( 3.33m x 3.05m )

With a double glazed window to the rear of the property, central heating radiator and built in wardrobe/cupboard.

## Bedroom Two

9' 10" x 8' 6" ( 3.00m x 2.59m )

With a double glazed window to the rear of the property, built in wardrobe/cupboard and central heating radiator.

## Bedroom Three

8' 6" x 8' 5" ( 2.59m x 2.57m )

With a double glazed window to the front of the property and central heating radiator.

## Family Shower Room

There is a walk in shower cubicle, wash hand basin in a vanity unit, wc, partly tiled walls, central heating radiator and double glazed window to the front of the property.

## Bedroom Four

13' max x 11' 9" max ( 3.96m max x 3.58m max )

Stairs rising from the utility room lead into this bedroom where there is a double glazed window to the rear of the property, central heating radiator and door to a further shower room.

## Shower Room

There is a shower cubicle, wash hand basin, wc and a window to the front of the property.

## Outside

At the front of the property there is a block paved driveway with a wall and gate to the front.

The rear garden is landscaped with patio seating areas, lawn and has a timber shed, summer house, garage and fenced borders.

There are gates to the side which gives access to the garage and off road parking.

## Garage

Single Detached Garage with an up and over door.









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 0116 247 7477**  
**E [blaby@connells.co.uk](mailto:blaby@connells.co.uk)**

8-10 Leicester Road BLABY  
 LEICESTER LE8 4GQ

**view this property online [connells.co.uk/Property/BLA309752](http://connells.co.uk/Property/BLA309752)**

#### **directions to this property:**

Proceed out of Blaby along Leicester Road, at the roundabout continue straight ahead towards Glen Parva, continue along Leicester Road and turn right onto Red House Road. At the end of the road turn left onto Ebchester Road then left again onto Sturdee Road, first right onto Howden Road and first left onto The Slade Greens where the property is located.

EPC Rating: C    Council Tax  
 Band: A

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BLA309752 - 0009