



Connells

Sawley Street
Leicester



Property Description

Situated in a popular residential location, this well-proportioned three-bedroom end-terrace property offers spacious accommodation across three floors, making it an ideal purchase for first-time buyers, growing families, or investment landlords.

The ground floor comprises an entrance hallway leading to two reception rooms, providing flexible living and dining space, together with a fitted kitchen and the added convenience of a ground floor WC.

To the first floor are two good-sized bedrooms and a family bathroom, while the second floor benefits from a generous third bedroom, creating an ideal principal bedroom, guest room, or home office.

Externally, the property enjoys a private rear yard with brick wall to allow privacy.

Conveniently located close to local shops, schools, places of worship, and excellent transport links, the property also provides easy access to Leicester City Centre and major road networks.

Viewing is highly recommended to fully appreciate the space and potential this charming home has to offer.

Dining Room

A spacious and versatile reception room offering ample space for a family dining table and chairs, with plenty of natural light, making it ideal for both everyday dining and entertaining guests, double glazed window to the front and radiator

Lounge

A bright and comfortable living space featuring ample room for seating furniture, creating the perfect setting for relaxation and family gatherings, radiator, stairs leading to the first floor and door through to the kitchen

Kitchen

Fitted kitchen comprising a range of wall and base units with work surfaces, sink and drainer, space for appliances, double glazed window overlooking the rear and access to the rear garden.

Ground Floor Wc

Conveniently located on the ground floor and fitted with a low-level WC

First Floor Landing

Bedroom Two

A well-proportioned bedroom offering ample space for a bed and additional furniture, with double glazed window and radiator

Bedroom Three

A good-sized and versatile bedroom situated on the first floor, offering space for a bed and additional furniture.

Bathroom

Fitted with a three piece suite comprising panelled bath with shower attachment, low level WC and wash hand basin, radiator and obscure glazed window

Second Floor Landing

Bedroom One

A spacious principal bedroom occupying the second floor, offering generous space for a double bed and additional furniture, radiator and double glazed window

Outside

There is on-street parking to the front and low-maintenance rear yard with brick wall to allow privacy

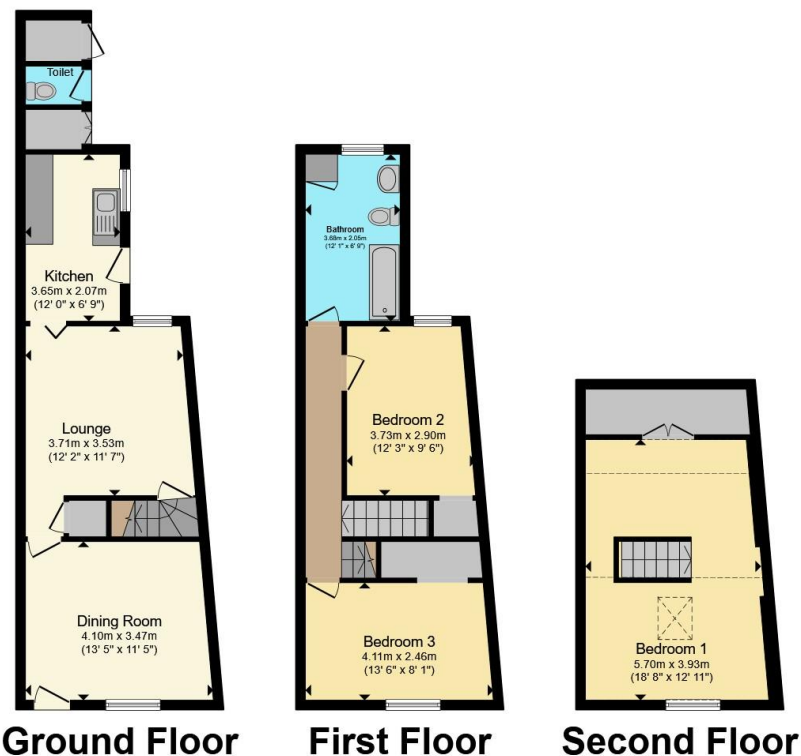
Buyer A.M.L. Fee

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 106.3 m² (1,144 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



To view this property please contact Connells on

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

Tenure: Freehold

view this property online connells.co.uk/Property/LTR326445



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