



Connells

Leire Street
Leicester



Property Description

Located on the ever-popular Leire Street in the heart of Rushey Mead, one of Leicester's most sought-after residential areas. Offering excellent access to local schools, shops, parks, and transport links, this property is ideal for first-time buyers, investors, or anyone looking to add value through refurbishment.

This traditional terraced property offers a fantastic opportunity for buyers seeking a home they can truly make their own. With generous room sizes typical of Leire Street's period homes, the layout provides excellent scope for reconfiguration or modernisation.

Whether you're stepping onto the property ladder or seeking a solid investment in a high-demand area, Leire Street offers the space, location, and scope to become a truly standout home.

Lounge

Its traditional layout, high ceiling and large front window allow plenty of natural light to fill the room, creating an airy and welcoming feel. The generous floor area provides flexibility for a range of furniture arrangements, making it a great everyday living space with plenty of potential for modernisation and personal touches.

Dining Room

offering a versatile space perfect for family meals or entertaining. With its generous proportions and direct access to the kitchen, it provides a practical and welcoming layout.

Kitchen

The kitchen sits to the rear of the property and offers a practical layout with direct access to the garden. It provides a good foundation for modernisation, with space for essential appliances, fitted with range of wall and base units, extractor hood, stainless steel sink unit with mixer taps and double glazed window to the rear

First Floor Landing

Bedroom One

With double glazed window overlooking the front and radiator

Bedroom Two

Double glazed window and radiator

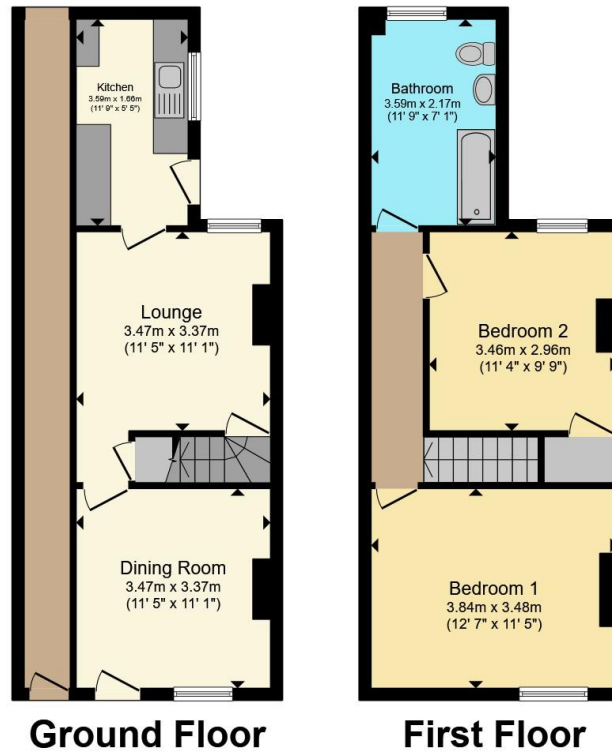
Bathroom

Three piece suite comprising bath, wash hand basin and low level WC, radiator and obscure glazed window









Total floor area 86.3 m² (929 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

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/LTR325905



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LTR325905 - 0002