



**Connells**

Champion Close  
Leicester





## Property Description

This three-bedroom semi-detached property, complete with a garage and off-road parking. Conveniently located near local amenities, including schools and Leicester General Hospital.

The ground floor briefly comprises of an entrance porch, hallway with storage, downstairs wet room, modern and spacious kitchen, lounge room and a cosy second reception room ideal for usage as a diner/study/playroom or optional bedroom. On the first floor there are two double and one single bedroom with a family shower room.

At the front, the property features a garage and off-road parking. The rear garden is predominantly paved with a small lawn area. Ideal for those seeking their first home or an investment opportunity.

## Ground Floor:

### Entrance Hall

A welcoming entrance porch leads through to the hallway giving access to both reception rooms, the kitchen/dining room and wet room. Having a radiator, storage cupboard and a carpeted staircase ascending to the first floor landing.

### Wet Room

7' 2" x 4' 3" ( 2.18m x 1.30m )

Conveniently located ground floor wet room having a toilet, wash hand basin and walk-in shower facilities.

### Lounge

21' 5" x 10' 5" ( 6.53m x 3.17m )

Having carpet floor, radiators, window to the front elevation and opens through to the second reception room.

### Study/Play/Optional Bedroom

10' 8" x 7' 8" ( 3.25m x 2.34m )

This space can also be utilised as a study, playroom or an additional bedroom. Complete with carpet floor, radiator and window providing views over the rear garden.

### Kitchen/Dining Room

25' 8" x 10' 8" ( 7.82m x 3.25m )

Having a tiled floor, radiator, a range of wall and base units, sink unit, kitchen-island, skylight window as well as the access and window to the rear.

## First Floor Landing:

Giving access to all three bedrooms and the shower room. Having a storage cupboard, airing cupboard and loft access.

### Bedroom One

12' 8" x 8' 8" ( 3.86m x 2.64m )

Having a carpet floor, radiator, fitted wardrobe and window to the front elevation.

### Bedroom Two

12' 8" x 10' 5" ( 3.86m x 3.17m )

Having a carpet floor, radiator, fitted wardrobes and window to the front elevation.

### Bedroom Three

8' 6" x 7' 4" ( 2.59m x 2.24m )

Having a carpet floor, radiator, fitted wardrobe and window to the rear elevation.

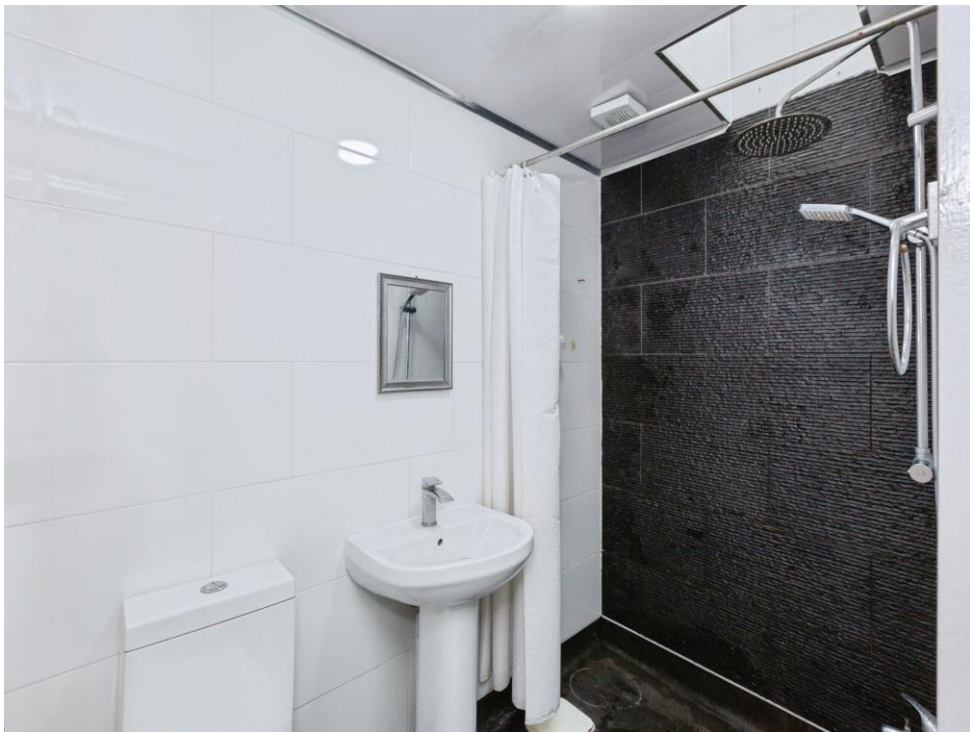
### Shower Room

8' 6" x 4' 4" ( 2.59m x 1.32m )

Having a double cubical shower, wc, wash hand basin, towel radiator and window to the rear elevation.













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**Connells**

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EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

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Property Ref: LTR325358 - 0006