



Connells

Dartford Road
LEICESTER



Property Description

Situated in a highly sought-after residential area of Leicester, this well-presented property on Dartford Road offers an excellent opportunity for first-time buyers, families, or investors alike. The property is ideally located within close proximity to local amenities, shops, schools, and regular public transport links, providing easy access to Leicester City Centre, Leicester University, and the Royal Infirmary. Major road networks are also easily accessible, making this a convenient base for commuters.

The accommodation briefly comprises a welcoming entrance hallway, a spacious and bright reception room perfect for both relaxing and entertaining, dining room and a fitted kitchen offering a range of wall and base units with ample workspace, ground floor bathroom and conservatory to the rear. To the first floor, there are generously sized bedrooms

Externally, the property benefits from a well-maintained rear garden, providing a private outdoor space ideal for summer dining or family use and a driveway to the front.

Early viewing is strongly advised to fully appreciate the space, location, and potential this fantastic home has to offer.

Hall

A welcoming entrance hall providing access to the main living areas, featuring a neutral

décor and space for coats and shoes. The hallway offers a bright first impression of the property and includes stairs rising to the first floor.

Living Room

A spacious and well-proportioned living room offering a comfortable setting for relaxation and entertaining. The room benefits from ample natural light, creating a bright and inviting atmosphere. Triple glazed window overlooking the front, radiator and carpet flooring

Dining Room

The property benefits from a well-proportioned separate dining room, offering a bright and versatile space ideal for family meals and entertaining. With ample room for a full dining table and additional furnishings, the room provides a comfortable setting for both everyday use and special occasions.

Bedroom One

A spacious and well-presented principal bedroom. The room provides ample space for a double bed and additional furnishings, including wardrobes and bedside units. Large windows allow for plenty of natural light, creating a bright and airy atmosphere, while the neutral décor makes it easy to personalise to your own taste.

Bathroom

Fitted with a three piece suite comprising panelled bath, low level WC and wash hand basin, heated towel rail, part tiled walls and obscure glazed window allowing privacy and added ventilation

Kitchen

Offering a practical and stylish space for everyday living. Equipped with a range of wall and base units providing ample storage, the kitchen also benefits from generous worktop space and room for essential appliances. The layout is designed for convenience, with easy access to the dining area and views over the rear garden, creating a bright and functional environment.

Conservatory

Provides a versatile extra living space overlooking the rear garden. Flooded with natural light, this bright and airy room is ideal for use as a dining area, sitting room, or home office. With direct access to the garden, it creates a seamless connection between indoor and outdoor living, perfect for entertaining or relaxing throughout the year.

First Floor Landing

Bedroom Two

The room offers space for a double or single bed alongside additional furnishings, and benefits from a window allowing for plenty of natural light. Finished in neutral tones, the space is both practical and versatile, suitable

for a variety of uses.

Bedroom Three

Offering flexibility for a variety of uses, including a child's bedroom, nursery, or home office. The room benefits from natural light via a window, creating a bright and comfortable environment. Neutrally decorated, it provides a practical and versatile space that can be easily adapted to suit individual needs.

Outside

Externally, the property benefits from a well-maintained rear garden, offering a pleasant outdoor space ideal for relaxing, entertaining, or family use. The garden is mainly laid to lawn with a patio area, perfect for outdoor dining, and is enclosed to provide a good degree of privacy and to the front, there is a driveway.

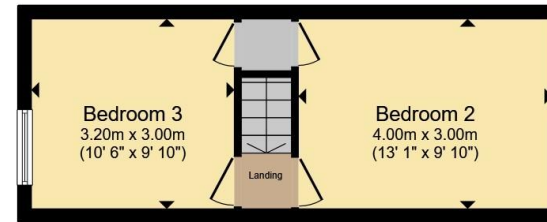








Ground Floor



First Floor

Total floor area 103.7 m² (1,117 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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EPC Rating: D Council Tax Band: B

Tenure: Freehold

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