



**Connells**

Worthington Street  
Leicester



## Property Description

Located on Worthington Street, this characterful mid-terraced property offers generous accommodation throughout and is perfectly suited to first-time buyers, small families, or buy-to-let investors seeking a well-maintained home in a convenient city location.

The ground floor comprises a welcoming hallway leading to two sizeable reception rooms: a front dining room and a spacious lounge. To the rear sits a well-equipped galley-style kitchen with ample storage and workspace, giving access to the ground-floor wet room complete with WC, wash basin, and adapted shower area.

Upstairs, the property boasts two impressively large double bedrooms, both offering excellent natural light and built-in storage potential. The main bedroom features extensive fitted wardrobes, while the second bedroom is generously proportioned and versatile in use.

Externally, the home benefits from a private, low-maintenance courtyard-style rear garden—ideal for outdoor seating, container planting, or practical storage. On-street parking is available directly outside the property.

Positioned in a popular residential area, the home is within easy reach of local shops, schools, transport links, and Leicester city centre. With its spacious layout and great potential, this is a fantastic opportunity to secure a well-located property in LE2.

## Entrance Hallway

A welcoming entrance hallway providing access to the ground-floor reception rooms. Neutrally decorated with space for coat and shoe storage, setting a clean and bright tone for the rest of the home.

## Dining Room

A bright and well-proportioned front reception room featuring a large window to the front aspect, allowing plenty of natural light. This versatile space can serve as a dining room, home office, or additional lounge area. Finished with modern flooring and neutral décor.

## Lounge

A spacious and comfortable main living area positioned at the rear of the property. This room benefits from a dormant fireplace, soft carpeting, and a warm, relaxing feel. A doorway leads directly through to the kitchen, making it ideal for everyday family living.

## Kitchen

A well-designed galley-style kitchen offering ample wall and base units, generous countertop space, and room for freestanding appliances. The kitchen enjoys rear garden views and provides direct access to the ground-floor bathroom. Finished in a clean, practical layout with tiled splashbacks.

## Ground-Floor Wet Room

Located to the rear of the property, the bathroom includes a WC, wash basin, and an adapted wet-room style shower area. The space is fully tiled for practicality and easy maintenance. A rear window provides natural ventilation and light.

## Bedroom One

A second spacious double bedroom overlooking the rear of the home. This room offers versatility for use as a bedroom, guest space, or home office area. Neutrally decorated and well-lit by a large window, with access to the landing storage cupboard.

## Bedroom Two

A generous and bright double bedroom positioned at the front of the property. Offering ample floorspace for bedroom furniture, the room features built-in wardrobes stretching across one wall, providing excellent storage solutions. Ideal as a principal bedroom.

## Bedroom Three

A useful third bedroom accessed directly through bedroom one, offering excellent versatility as a nursery, dressing room, home office, or additional sleeping space. The room benefits from a rear-facing window that provides natural light and pleasant views over the courtyard garden. Neutrally decorated and well-proportioned, this room adds valuable extra accommodation to the property.

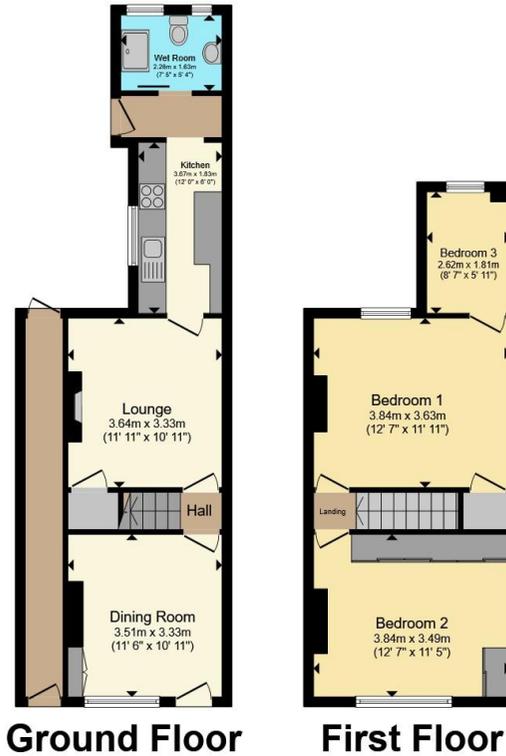
## Rear Courtyard Garden

A private and low-maintenance courtyard garden, fully paved for easy upkeep. The space is ideal for outdoor seating, potted plants, or additional storage. Bordered with brick walls for privacy and offering a quiet spot to relax outdoors.









Total floor area 86.8 m<sup>2</sup> (934 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](http://www.propertybox.io)



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EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

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