



BEWARE OF THE DOG
IF BITTEN YOU HAVE BEEN WARNED

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Connells

Swannington Road
LEICESTER



Property Description

Positioned in a well-established and increasingly sought-after pocket of LE3, this three-bedroom semi-detached home offers a fantastic blend of comfort, practicality, and long-term potential. Whether you're a growing family, a first-time buyer looking for a solid step onto the property ladder, or an investor seeking a reliable rental location, this property delivers on all fronts.

As you approach, the home presents a traditional frontage, stepping inside, the layout is immediately welcoming, with a versatile reception room that can be adapted to suit modern living. The kitchen area offers a functional footprint with the opportunity to reconfigure or extend (subject to planning) to create a more contemporary open-plan arrangement. Upstairs, the property provides three well-proportioned bedrooms, making it ideal for families or those needing additional space for guests or work. The bathroom layout is practical and ready for updating to suit your style.

Externally, the property benefits from a private rear garden offering a blank canvas for landscaping, outdoor dining, or family play space. The street itself is known for its friendly community feel and convenient access to local amenities, including shops, schools, parks, and major transport routes into Leicester city centre and beyond. Early viewing is recommended.

Auctioneer's Comments

This property is offered through Modern

Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a



start price and undisclosed reserve price that can change.

Entrance Hall

Having stairs leading to the first floor and doors leading through to the lounge and kitchen/dining room

Lounge

Double glazed window overlooking the front, radiator and fitted with laminate flooring

Kitchen/Dining Room

The kitchen offers a practical and well-organised space with a layout designed for everyday convenience. There is ample room for essential appliances and work surfaces, integrated hob with extractor hood, separate double oven, part tiled walls, double glazed window and patio doors leading to the rear garden

First Floor Landing

Bedroom One

The room benefits from excellent natural light, creating an airy and welcoming atmosphere. There is ample space for a double bed, wardrobes, and additional bedroom furniture, making it both practical and versatile.

Bedroom Two

A well-proportioned and comfortable room, ideal as a guest room, or dedicated home office, double glazed window overlooking the

rear and radiator

Bedroom Three

A practical and well-designed single room, ideal for use as a child's bedroom, nursery, study, or hobby space, double glazed window overlooking the front and radiator

Shower Room

Featuring a walk in shower, wash hand basin and low level WC. Fully tiled walls and double glazed window

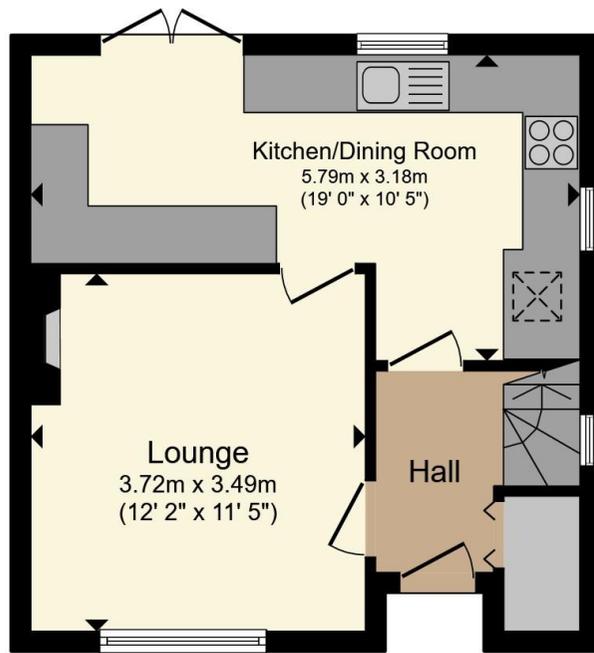
Outside

The rear garden is ideal for those seeking a space they can landscape and personalise, offering plenty of room to create anything from a family-friendly outdoor area to a stylish, low-maintenance retreat.

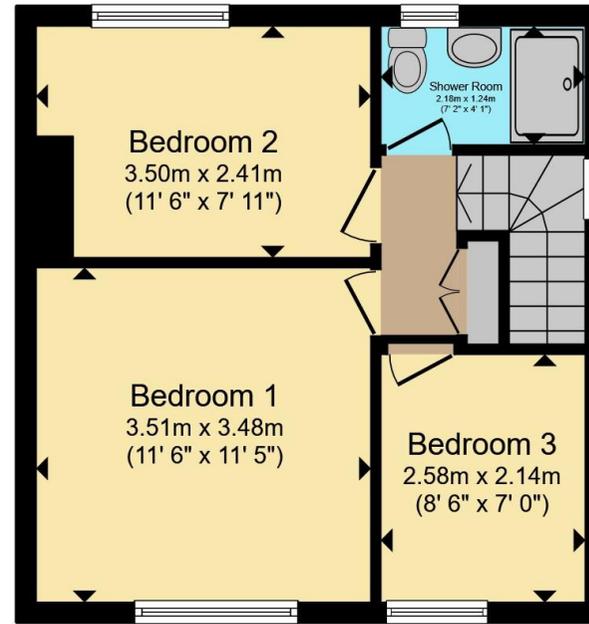








Ground Floor



First Floor

Total floor area 67.8 m² (730 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: C Council Tax Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/LTR325748



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