



Connells

Kedleston Road
Leicester



Property Description

Occupying a prominent corner plot in one of Leicester's most established and sought-after residential locations, this substantial four-bedroom semi-detached home offers an impressive 1,615 sq.ft. of versatile accommodation, perfectly suited to modern family living. Beautifully combining generous room proportions with practical living spaces, the property boasts three reception rooms, a contemporary fitted kitchen, four well-sized bedrooms, an en-suite shower room and a separate family shower room.

The accommodation flows effortlessly throughout, creating a home that is equally suited to relaxed family life and entertaining guests. The property's corner position provides an enhanced sense of space, whilst the low-maintenance rear garden, detached garage and rear driveway add further practicality. Situated close to Evington Road and a wealth of local amenities, reputable schools and places of worship, this is a rare opportunity to acquire a spacious family home in a highly convenient location.

Viewing is highly recommended to fully appreciate the size, layout and lifestyle opportunity on offer.

Material Information:

Parking: Controlled parking zone: Yes

Parking permit cost: £35 per year

Dropped kerb access: Yes

Entrance Porch

Providing a useful entrance area, the porch leads through to the main hallway and offers an ideal space for coats, shoes and everyday storage.

Entrance Hall

A welcoming central hallway with staircase rising to the first floor and doors providing access to the principal ground floor accommodation. Bright and generously proportioned, the hallway creates an excellent first impression of the space available throughout the home.

Dining Room

Positioned to the front of the property and benefiting from an attractive bay window, this versatile reception room provides the perfect setting for formal dining, family gatherings or entertaining guests.

Living Room

A spacious and well-proportioned reception room enjoying views to the front aspect. Offering excellent flexibility, this room could be utilised as a formal lounge, family room or additional sitting room depending on individual requirements.

Lounge

Located towards the rear of the property, this comfortable reception room enjoys direct access to the garden via French doors. Offering an ideal environment for relaxation and everyday living, the room flows naturally towards the kitchen creating a sociable layout.

Kitchen

Fitted with a comprehensive range of contemporary wall and base units, the kitchen offers ample worktop preparation space and practical storage solutions. The room provides a bright and functional environment for cooking and family life, with windows overlooking the rear garden and convenient access to outdoor space.

First Floor Landing

Providing access to all four bedrooms and shower room accommodation.

Bedroom One

An impressive principal bedroom of exceptional proportions spanning the full depth of the property. Offering ample space for a range of bedroom furniture, the room benefits from a private en-suite shower room and enjoys an abundance of natural light.

En-Suite Shower Room

Fitted with a modern suite comprising shower enclosure, wash hand basin and WC, providing useful private facilities to the principal bedroom

Bedroom Two

A generous double bedroom positioned to the front elevation, offering excellent proportions and flexibility for family living.

Bedroom Three

Another well-sized double bedroom benefitting from a pleasant outlook and ample space for freestanding furniture.

Bedroom Four

A versatile fourth bedroom ideal as a child's bedroom, nursery, dressing room or home office.

Shower Room

Stylishly fitted with a contemporary suite including shower enclosure, wash hand basin and WC. Finished with modern tiling and designed to comfortably serve the remaining bedrooms.

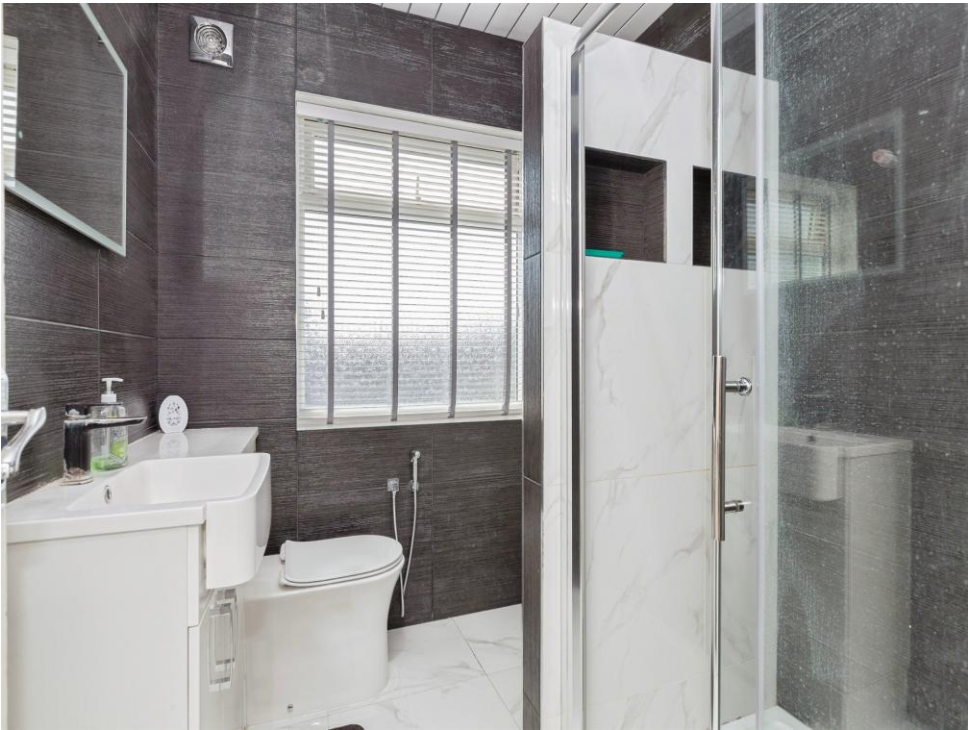
Outside

Front Garden The property enjoys an attractive frontage set behind a low-level brick boundary wall, enhancing the property's kerb appeal and corner plot position. **Rear Garden:** To the rear is an enclosed, low-maintenance garden predominantly laid to paving, providing ample space for outdoor seating, entertaining and family enjoyment. Mature planting adds character and privacy to the outdoor space. **Garage & Parking:** A valuable addition to the property is the detached garage situated to the rear, accompanied by driveway parking providing secure off-road parking and excellent storage solutions.

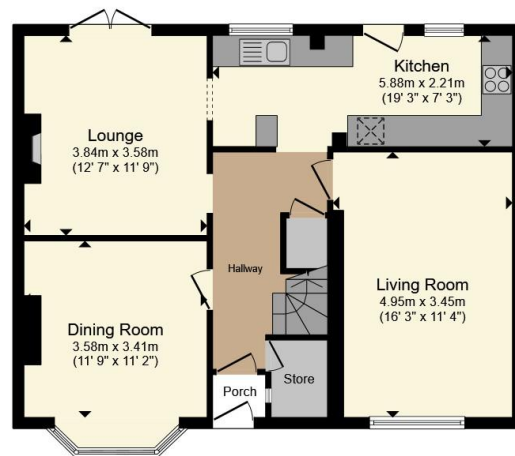
Buyer A.M.L. Fees Apply

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





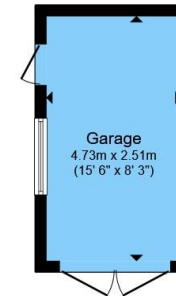




Ground Floor



First Floor



Garage

Total floor area 150.0 m² (1,615 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

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22-24 Halford Street
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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/LTR326226



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