



Connells

The Approach
Leicester



Property Description

An attractive and well-presented property located in a highly sought-after residential area of Leicester, offering spacious accommodation ideal for families, first-time buyers, or investors.

This delightful home is situated on a quiet and convenient cul-de-sac within close proximity to local amenities, reputable schools, and excellent transport links into Leicester city centre.

The property briefly comprises a welcoming entrance hall, a bright and spacious living room, and a well-appointed kitchen/dining area offering ample storage and workspace. Upstairs, there are three generously sized bedrooms along with a modern family bathroom.

Externally, the property benefits from a private rear garden, perfect for relaxing or entertaining.

Early viewing is highly recommended to fully appreciate the size, location, and potential this fantastic home has to offer.

Entrance Porch

Entrance Hall

A welcoming entrance hall providing access to the main living areas, featuring neutral décor and space for coats and shoes, creating a bright and practical first impression

of the home.

Lounge

Featuring a large window allowing plenty of natural light, fireplace with surround and central heating radiator

Kitchen/Dining Room

A modern and well-appointed kitchen/dining area fitted with a range of wall and base units, offering ample workspace and storage. The space provides room for dining and is ideal for family meals and entertaining, with access to the rear garden

First Floor Landing

Bedroom One

A generously sized double bedroom featuring ample space for furnishings, with a large window allowing plenty of natural light, creating a bright and comfortable retreat.

Bedroom Two

Having double glazed window to the front and radiator

Bedroom Three

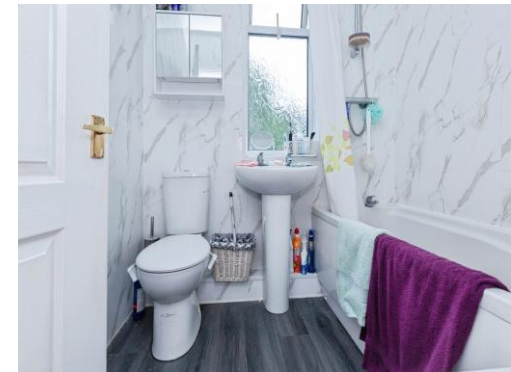
Ideal for use as a child's room or home office, featuring double glazed window and radiator

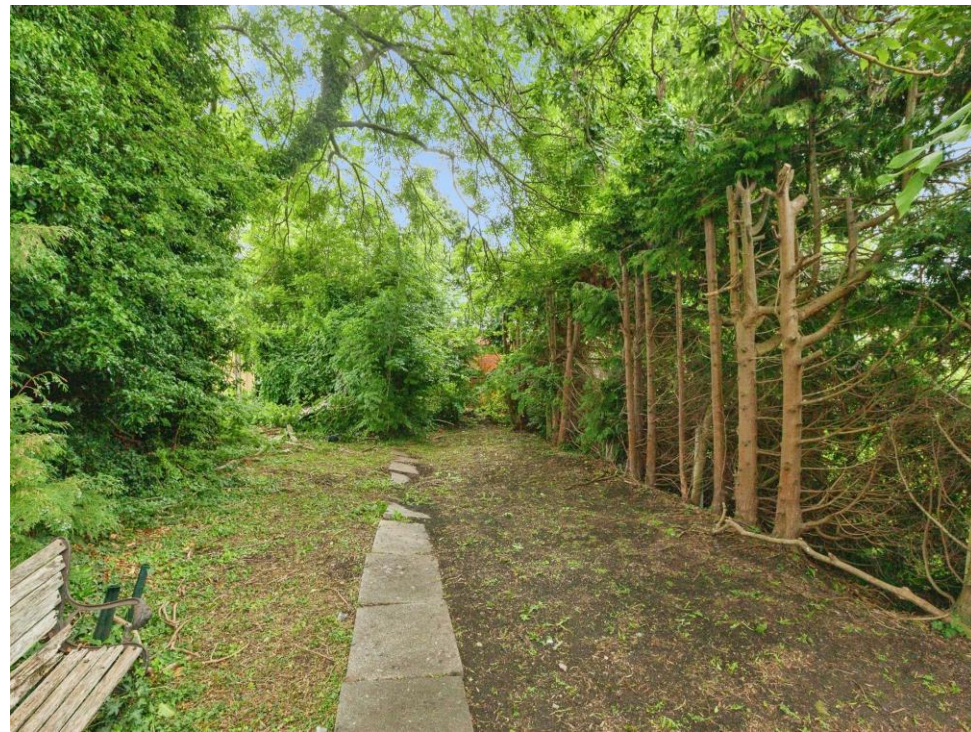
Bathroom

Fitted with a contemporary three-piece suite comprising a panelled bathtub with overhead shower, low-level WC, and wash hand basin.

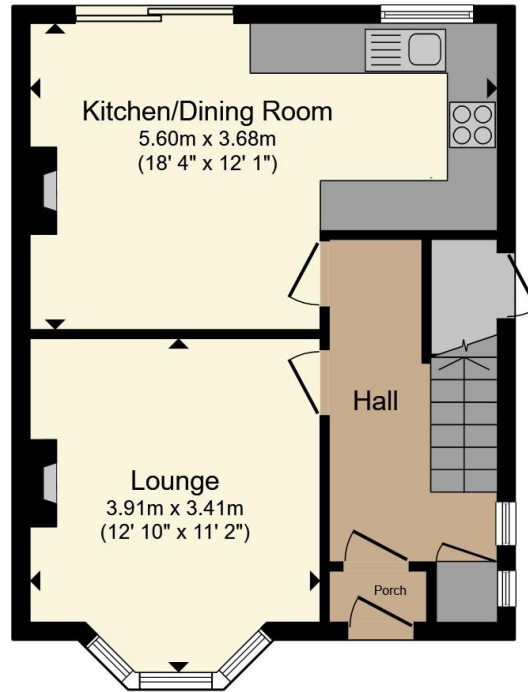
Outside

Externally, the property benefits from a well-maintained rear garden, offering a private and enclosed space ideal for outdoor entertaining, family activities, or simply relaxing. The garden is mainly laid to lawn with a patio area, providing a perfect setting for summer dining and to the front, there is a driveway

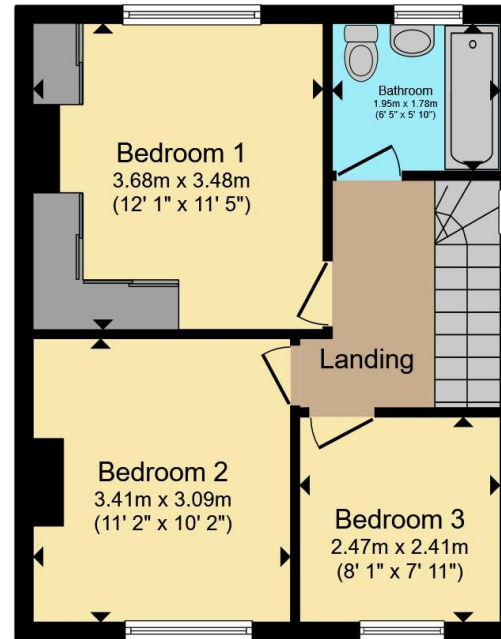








Ground Floor



First Floor

Total floor area 81.5 m² (877 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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22-24 Halford Street
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EPC Rating: Council Tax
 Awaited Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/LTR326172



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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: LTR326172 - 0002