



Connells

Watts Close
Leicester



Property Description

A well-presented three-bedroom semi-detached home, ideally positioned on a quiet residential cul-de-sac in the popular Beaumont Leys area. Offering generous living space, conservatory, driveway parking, and a private rear garden, this property is perfect for first-time buyers and families.

Watts Close is a popular residential street located off Anstey Lane in the Beaumont Leys area of Leicester. The location offers excellent transport links to Leicester city centre and the motorway network, walking distance to local shops and amenities, close proximity to Beaumont Shopping Centre, one of the largest retail hubs in the city, nearby primary and secondary schools, including Buswells Lodge Primary and Beaumont Leys School.

This attractive semi-detached home offers comfortable and versatile living accommodation. The ground floor features a bright and spacious lounge, fitted kitchen/dining room overlooking the rear garden and provides direct outdoor access.

Upstairs, the property offers three bedrooms, including two doubles and a generous single, along with a family bathroom.

Externally, the home benefits from driveway parking to the front and a private, enclosed rear garden perfect for outdoor dining or children's play area and garage.

Early viewing is strongly recommended to appreciate everything this home has to offer.

Entrance Porch

Entrance Hall

The property opens into a welcoming entrance hall offering a bright and tidy first impression. There is space for coats and shoes, along with access to the lounge and stairs rising to the first floor.

Lounge

A bright and comfortable space, benefiting from a large front-facing window, neutral decor, fireplace with surround, radiator and carpet flooring

Kitchen/Dining Room

Offering a practical and sociable space, ideal for everyday family living. The fitted kitchen provides ample worktop and storage space, with room for appliances and direct access to the rear garden. Modern and sleek fitted units, neutral decor and part tiled walls. The dining area comfortably accommodates a family table, creating a welcoming setting for meals and gatherings. This combined space is bright, functional, and well-positioned at the heart of the home.

Conservatory

The conservatory provides a bright and versatile additional living space, enjoying views over the rear garden. Flooded with natural light, it offers an ideal spot for relaxing, dining, or using as a playroom or home office. With direct access to the garden, it enhances the flow of the ground floor and adds valuable flexibility to the home.

First Floor Landing

Bedroom One

A generous double room positioned at the front of the property, offering plenty of natural light and a comfortable sense of space and fitted gas central heating radiator

Bedroom Two

A well-sized double room positioned at the rear of the property, enjoying a pleasant outlook over the garden. The room offers ample space for furniture and makes an ideal second bedroom for children or guests

Bedroom Three

A well-proportioned single room, ideal for use as a child's bedroom, nursery or home office. Positioned at the front of the property, it enjoys good natural light and offers a practical, flexible space to suit a variety of needs

Bathroom

A clean and modern three piece bathroom suite comprising panelled bath with shower over and glass shower screen, low level WC, wash hand basin, obscure glazed window to allow ventilation and privacy

Outside

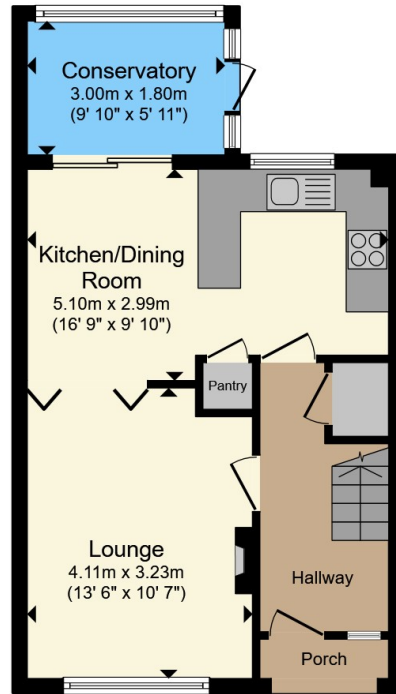
The property enjoys a pleasant position within a quiet cul-de-sac, with a neat frontage and driveway providing convenient off-road parking.

To the rear, the home benefits from a private, enclosed garden offering a mix of patio and lawned areas, ideal for outdoor dining, children's play, or simply relaxing in a peaceful setting. There is also a single garage providing useful additional storage

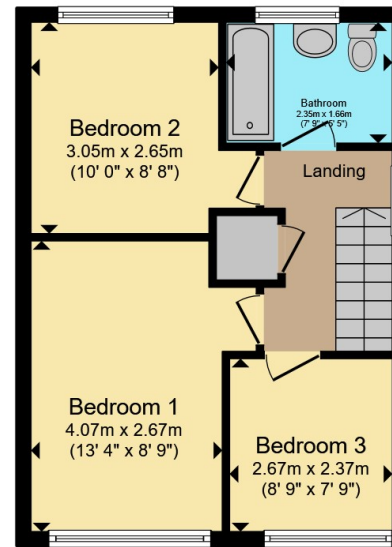




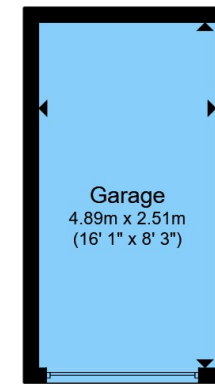




Ground Floor



First Floor



Garage

Total floor area 91.6 m² (986 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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