



Connells

Manston Close  
Leicester



### Property Description

Situated in a popular residential location being convenient for access into the city centre as well as being just a short drive to the countryside and amenities available at Thurmaston Shopping. The location is convenient for local shops, supermarkets, Syston Train Station, Fosse Park Shopping Centre and the motorway network including the M1 & M69. Local Schools include The Churchill & Eastfield Infant Schools and The Roundhill Academy.

### Ground Floor

#### Hallway

8' x 5' ( 2.44m x 1.52m )

#### Lounge/Dining Room

15' x 12' ( 4.57m x 3.66m )

With carpet floor, double panelled radiator, patio door to rear garden and stairs off to first floor with understairs space

#### Kitchen

8' x 6' ( 2.44m x 1.83m )

Fitted with a range of wall & base units, rolled over work tops with drawers, fitted hob, oven & extractor fan, single drainer sink with base cupboard, plumbing for automatic washing machine & dish washer, wall mounted gas boiler with timer switch and window to front

### First Floor

#### Bedroom 1

12' x 8' ( 3.66m x 2.44m )

With carpet floor, single panelled radiator, two windows to the front

#### Bedroom 2

12' x 8' ( 3.66m x 2.44m )

With carpet floor, single panelled radiator and window to the rear

#### Shower Room

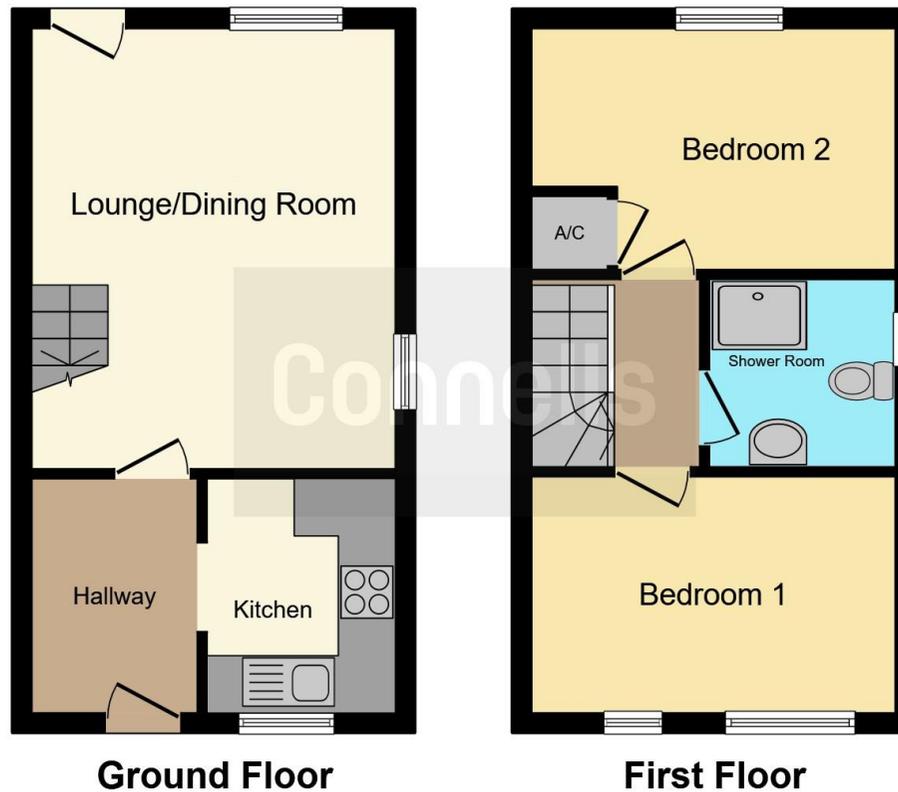
6' x 6' ( 1.83m x 1.83m )

Having a walk-in shower, low flush toilet & wash hand basin, single panelled radiator and airing cupboard









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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

Service Charge: 108.00 Ground Rent:  
 54.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LTR322953](http://connells.co.uk/Property/LTR322953)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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