



Connells

Hollington Road
Leicester



Property Description

****Stunning Family Home in a Sought-After Leicester Location****

Situated in a popular and well-established residential area, this beautifully presented property on Hollington Road offers spacious living accommodation ideal for families and first-time buyers alike.

Upon entering, you are welcomed by a bright and inviting hallway leading through to a generous reception room, perfect for relaxing and entertaining. The property further benefits from a modern fitted kitchen with ample storage and workspace, providing an ideal setting for everyday cooking and dining.

Upstairs, the home comprises well-proportioned bedrooms, offering comfortable living space for the whole family, along with a contemporary family bathroom finished to a good standard.

Externally, the property boasts a private rear garden, ideal for outdoor enjoyment. To the front, there is convenient on-street parking.

The property is superbly located within close proximity to local amenities, reputable schools, and excellent transport links, making commuting in and around Leicester both easy and convenient.

Early viewing is strongly advised to fully appreciate the accommodation and location on offer.

Entrance Porch

Entrance Hall

Entered via a double-glazed front door, the welcoming entrance hall provides access to the main living areas and staircase to the first floor. The space is bright and inviting, benefiting from neutral décor and practical flooring, with additional storage potential for coats and footwear.

Lounge

A spacious and well-presented through lounge/diner offering a bright and comfortable living space. The room benefits from large windows allowing plenty of natural light, along with neutral décor throughout. There is ample space for both seating and dining areas, making it ideal for family living and entertaining guests.

Family Room

A versatile and well-proportioned family room providing additional living space, ideal for relaxation, a children's playroom, or a home office. The room benefits from pleasant natural light and neutral décor, creating a warm and inviting atmosphere suitable for a variety of uses to suit modern family living.

Kitchen

A modern and well-appointed kitchen fitted with a range of wall and base units, providing ample storage and worktop space. The room benefits from integrated appliances, and space for additional white goods. A rear-facing window allows for plenty of natural light, with direct access to the garden, making it both practical and functional for everyday family use.

Conservatory

A bright and airy conservatory offering additional versatile living space, ideal as a second reception room, dining area, or relaxation space. With surrounding windows allowing an abundance of natural light, this room enjoys pleasant views over the rear garden and provides direct access outside, making it perfect for year-round enjoyment.

Bedroom 5

A well-sized and versatile fifth bedroom, ideal for use as a guest room, home office, or study. The room benefits from good natural light and neutral décor, providing a comfortable and adaptable space to suit a variety of needs.

Shower Room

A modern and well-maintained shower room fitted with a contemporary suite comprising a walk-in shower enclosure, wash hand basin, and low-level WC. Finished with stylish tiling and benefiting from natural light and ventilation, this space offers both practicality and comfort for everyday use.

First Floor Landing

Bedroom 1

A spacious and well-presented master bedroom offering a comfortable and relaxing environment. The room benefits from ample floor space for bedroom furniture, along with a large window allowing plenty of natural light to fill the room. Finished in neutral décor, it provides an ideal retreat for rest and relaxation.

Bedroom 2

A generously sized double bedroom featuring a bright and airy feel, enhanced by a large window allowing plenty of natural light. The room offers ample space for bedroom furniture and is finished in neutral décor, making it ideal for family members or guests.

Bathroom

A well-appointed family bathroom fitted with a three-piece suite comprising a panelled bath with shower over, wash hand basin, and low-level WC. The room is finished with complementary tiling and benefits from natural light, creating a clean and functional space ideal for everyday use.

Laundry Room

A practical and well-organised laundry room providing dedicated space for washing and drying appliances. The room offers excellent functionality for day-to-day household tasks while helping to keep the main living areas clutter-free.

Second Floor

Bedroom 3

A well-proportioned bedroom offering a bright and comfortable space, ideal for use as a child's room, guest bedroom, or home office. The room benefits from natural light and neutral décor, providing a versatile setting to suit a range of needs.

Bedroom 4

A well-sized and adaptable fourth bedroom, offering a bright and comfortable space. The room benefits from good natural light and neutral décor.

Shower Room









Total floor area 183.3 m² (1,973 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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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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