



**Connells**

Butler Close  
Leicester





## Property Description

Located within a peaceful residential cul-de-sac is this charming two-bedroom semi-detached bungalow offering comfortable, single-level living with a spacious layout and excellent outdoor space.

Upon entering, a central hall leads to all rooms. At the front of the property, a bright open-plan kitchen/living room provides a generous social space. The living area features a focal fireplace, neutral décor and a large window bringing in natural light. The adjoining kitchen offers plenty of storage and workspace, with a practical layout overlooking the garden.

The bungalow includes two well-proportioned bedrooms positioned at the rear, each overlooking the garden. The modern shower room is fitted with contemporary tiling, a walk-in shower enclosure, chrome towel radiator, and vanity unit.

Externally, the property benefits from a particularly spacious rear garden, mostly laid to lawn with patio seating areas, garden path, timber shed and fenced boundaries. To the front, the property sits behind a neat fenced frontage, while the side driveway offers secure gated parking and a covered carport, providing both convenience and privacy.

With its generous plot, modern bathroom and desirable location, this property represents an excellent opportunity for those looking for a low-maintenance home with great potential.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be

advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hall

A central entrance hall providing access to all rooms, offering a practical layout ideal for single-level living. Neutrally decorated with space for coats and shoes, creating a welcoming introduction to the home.

## Lounge Area

15' 9" x 10' 2" ( 4.80m x 3.10m )

A bright and comfortable living area positioned at the front of the property and filled with natural light through a large window. The room features a focal fireplace, tasteful décor, and ample space for both seating and entertainment furniture. This inviting space flows seamlessly into the open kitchen area, creating a sociable and versatile layout.

## Kitchen Area

7' 1" x 5' ( 2.16m x 1.52m )

An open-plan kitchen set just off the living room, fitted with a range of wall and base units providing generous storage. The kitchen offers good worktop space, integrated cooking appliances, and a view toward the rear garden. Its open layout makes it ideal for everyday living and entertaining

## Bedroom One

13' 1" x 8' 7" ( 3.99m x 2.62m )

A spacious double bedroom located at the rear of the property, enjoying pleasant views of the garden. The room benefits from a large window, allowing plenty of natural light, with neutral colours making it easy to style and furnish.

## Bedroom Two

9' 3" x 7' 9" ( 2.82m x 2.36m )

A good-sized second bedroom, also overlooking the rear garden. Versatile in use, it functions well as a guest bedroom, home office, or dressing room. Plenty of natural light adds to the room's inviting feel.

## Shower Room

A modern shower room finished to a high standard with contemporary wall tiling. Features include a walk-in shower enclosure with glass screen, chrome towel radiator, stylish vanity unit with basin, and a low-flush WC. Clean, modern and practical.

## Rear Garden

A generous and enclosed rear garden offering excellent outdoor space. Mainly laid to lawn with a patio seating area, garden path, timber shed and established fenced boundaries. Perfect for relaxation, outdoor dining, gardening, or children's play.

## Frontage & Driveway

The front of the property is neatly presented with low-maintenance landscaping and fenced borders. To the side, a long gated driveway provides multiple parking spaces and leads to a covered carport, ideal for sheltered parking or additional storage.

## Vendor's Note:

Newly fitted windows and doors approx 6 months old.



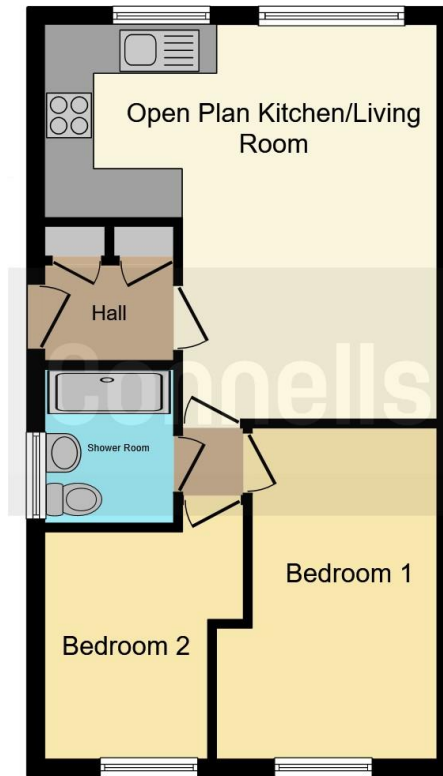












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To view this property please contact Connells on

**T 0116 262 0022**  
**E [leicester@connells.co.uk](mailto:leicester@connells.co.uk)**

22-24 Halford Street  
 LEICESTER LE1 1JB

EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

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Property Ref: LTR325675 - 0003