



Connells

Abbey Park Road
Leicester



Property Description

****GUIDE PRICE £340,000 - £350,000****

Welcome to an inviting town-house residence located on the highly regarded Abbey Park Road in the well-connected north-east of Leicester. Perfectly positioned for comfort, convenience and modern living, this home offers more than your typical terrace property.

Ideal for families or professionals, with strong links to schooling and transport. Upon entering, you'll find a welcoming hallway which leads into a generous open plan living with plenty of natural light, and a ground floor WC. The kitchen/dining room, situated to the rear of the home is thoughtfully designed for day-to-day living and provides direct access to the private garden. Upstairs are three well-appointed bedrooms, each offering good storage and comfort, master bedroom with en-suite, a contemporary bathroom fitted to a high standard. The family bathroom benefits from generous proportions. Outside, the low maintenance garden provides a peaceful retreat.

For an early viewing or for further information, please contact Connells on 0116 2620022

Entrance Hall

6' 2" x 10' 7" (1.88m x 3.23m)

A welcoming entrance hall sets the tone for this lovely home, featuring a bright and airy space with neutral decor

Lounge

9' 5" x 17' 5" (2.87m x 5.31m)

Having double glazed window overlooking the front, radiator, TV point and carpet flooring

Ground Floor Wc

2' 6" x 5' 8" (0.76m x 1.73m)

A convenient ground floor WC, fitted with a low level WC, wash hand basin and central heating radiator

Kitchen/Dining Room

12' 7" x 10' 2" (3.84m x 3.10m)

A well-presented kitchen and dining area, fitted with a range of modern wall and base units, ample worktop space and integrated appliances. The dining area provides plenty of room for a table and chairs, with doors leading out to the rear garden

First Floor Landing

Bedroom Two

12' 8" x 11' 6" (3.86m x 3.51m)

A comfortable bedroom with ample space for a king size bed, situated at the rear of the property, having double glazed window, radiator, and fitted wardrobes

Bedroom Three

6' 4" x 9' 2" (1.93m x 2.79m)

Having double glazed window overlooking the front, walk in wardrobe and radiator

Bathroom

6' 4" x 9' 2" (1.93m x 2.79m)

Fitted with a four piece suite comprising panelled bath, low level WC, wash hand basin and separate shower cubicle, part tiled walls and flooring

Second Floor Landing

Bedroom One

12' 9" x 21' 9" (3.89m x 6.63m)

A spacious master bedroom located at the front of the property, featuring ample space for a king size bed and wardrobes, with neutral decor, having double glazed window, radiator and door leading to the en-suite

En-Suite

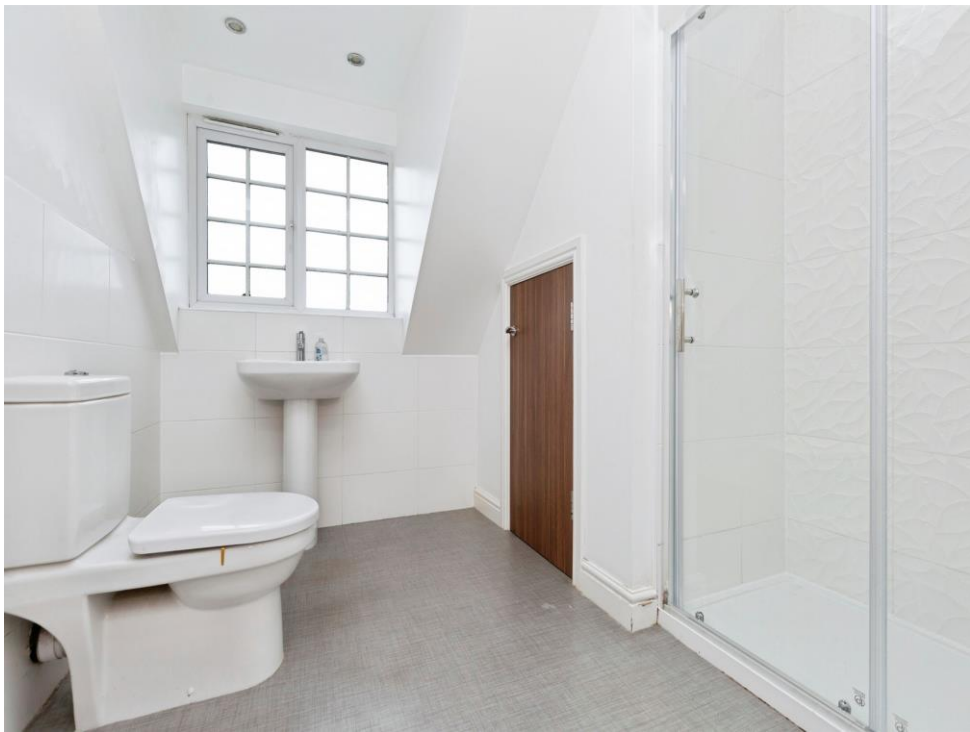
8' 3" x 8' 6" (2.51m x 2.59m)

A convenient en-suite adjoining to the master bedroom, fitted with a modern shower and low level WC. Finished with neutral tiling, providing a practical and stylish private space

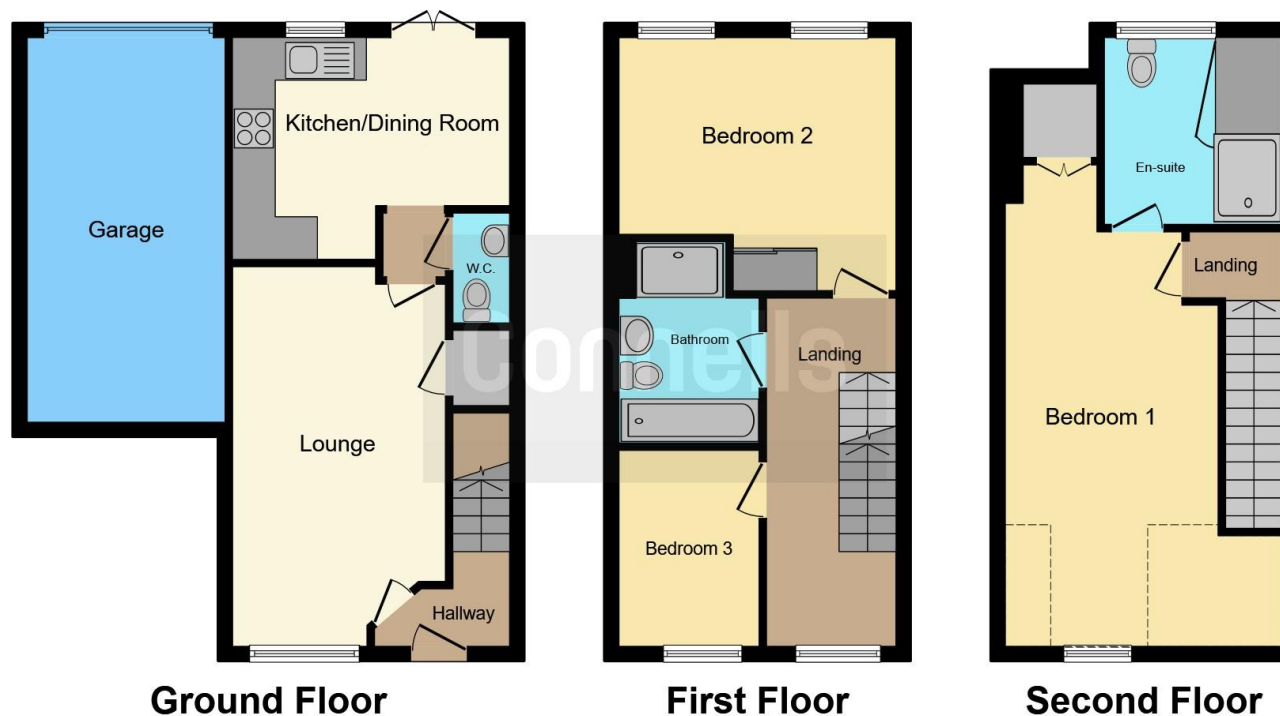
Outside

A private rear garden offering a pleasant outdoor space, mostly laid to lawn with a paved patio area, and fenced boundaries providing privacy and security and a single garage to the side









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

To view this property please contact Connells on

T 0116 262 0022
E leicester@connells.co.uk

22-24 Halford Street
 LEICESTER LE1 1JB

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LTR325373



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.

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LTR325373 - 0012