



**Connells**

Upper Temple Walk  
Leicester



## Property Description

**\*\*Beautifully Renovated Three-Storey End-Terraced Townhouse - Ideal First Time Buy\*\***

This stylish and well-presented three-storey end-terraced townhouse offers spacious and versatile living accommodation, perfect for first-time buyers or growing families. Renovated to a good standard throughout, the ground floor features a bright and airy open-plan lounge, dining area, and modern kitchen. A separate utility room and a convenient ground floor WC add to the practicality of this charming home.

Upstairs on the first floor, you'll find two generously sized double bedrooms, while the second floor offers an additional double bedroom, a cosy single room-perfect as a nursery or home office-and a contemporary family bathroom.

Externally, the property benefits from a gated driveway to the rear, a low-maintenance front garden, and on-street parking is also available.

Don't miss your chance to view this move-in-ready home. Call today to arrange your exclusive viewing!

## Entrance Hall

With double glazed door to front elevation, central heating radiator, stairs leading to first floor landing, doors to ground floor wc and the open plan lounge diner kitchen area.

## Cloakroom

Comprising a low level wc and wash hand basin.

## Open Plan Lounge/Dining

17' 7" x 9' 6" ( 5.36m x 2.90m )

With double glazed window to front elevation, central heating radiator and telephone point.

## Kitchen

10' 2" x 7' 9" ( 3.10m x 2.36m )

Fitted with a range of wall and base units with contrasting work surfaces, integrated gas hob with electric oven, stainless steel inset sink drainer, tiled flooring, window and access door to rear.

## Utility

9' 10" x 4' 9" ( 3.00m x 1.45m )

Spacious walk-in store room which can also be utilised as a utility area.

## First Floor Landing:

With stairs leading from hallway giving access to bedrooms two and three.

## Bedroom Two

12' 8" x 10' 6" ( 3.86m x 3.20m )

With double glazed window to front elevation, fitted wardrobes and central heating radiator.

### Bedroom Three

12' 8" x 9' 11" ( 3.86m x 3.02m )

With double glazed window to rear elevation, central heating radiator and telephone point

### Second Floor Landing:

With stairs leading from first floor landing giving access to bedrooms one and four and the family bathroom. Having storage cupboard containing central heating boiler.

### Bedroom One

10' 6" x 10' 5" ( 3.20m x 3.17m )

With double glazed window to front elevation, fitted wardrobes and central heating radiator.

### Bedroom Four

9' 11" x 7' 10" ( 3.02m x 2.39m )

With double glazed window to rear elevation and central heating radiator.

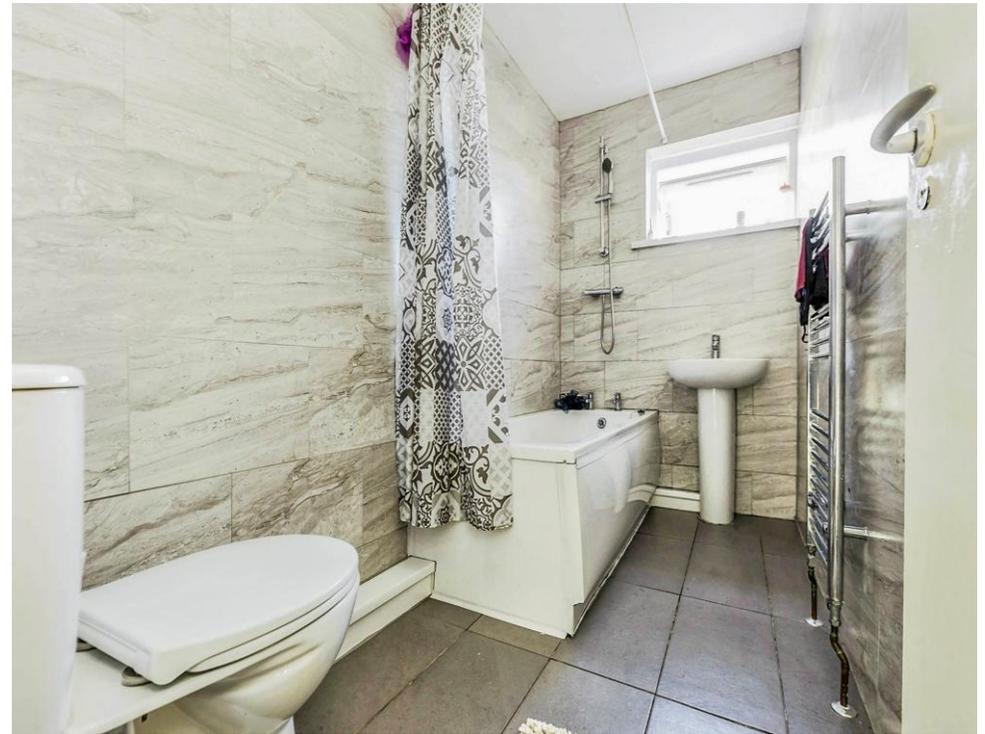
### Bathroom

Family bathroom comprising bath, wash hand basin, low level wc, central heating radiator, loft access and double glazed window to rear elevation.

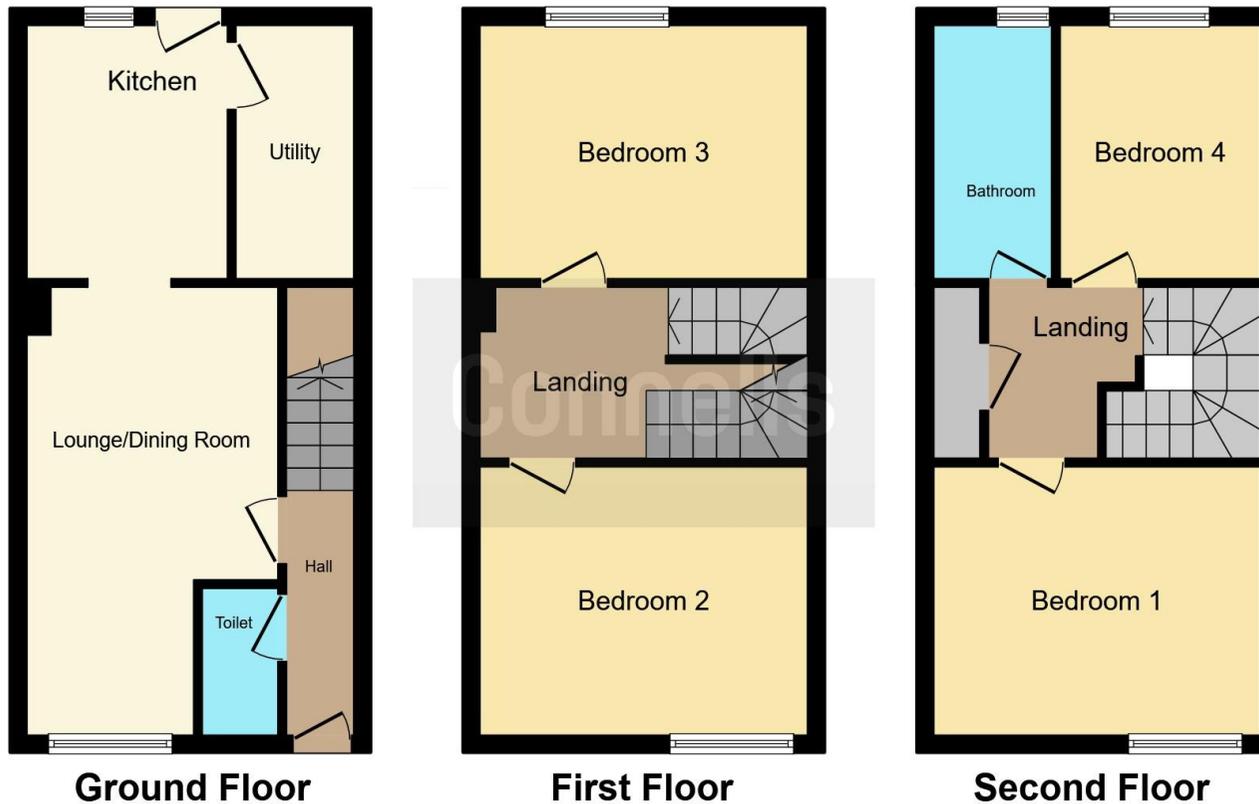
### Outside

To the front of the property there is a small paved yard. To the rear there is off-road parking for a single vehicle, accessed by double iron gates.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/LTR324775](http://connells.co.uk/Property/LTR324775)**



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