

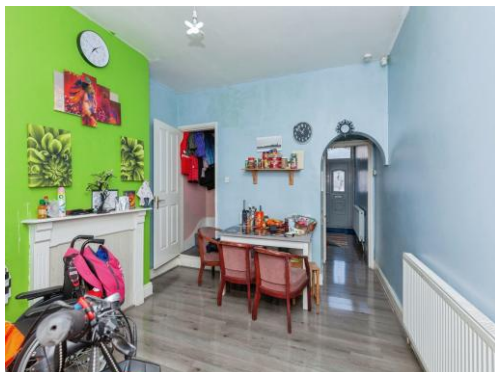


Connells

Duxbury Road
Leicester

Duxbury Road
Leicester LE5 3LQ

for sale offers in excess of
£275,000



Property Description

Situated in the ever-popular Spinney Hills area of Leicester, this terraced home offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, growing families, or buy-to-let investors. The property is conveniently located close to local shops, schools, places of worship, Leicester City Centre, and excellent transport links.

Internally, the property provides a bright and airy reception room, a fitted kitchen, and well-proportioned bedrooms. The home also benefits from double glazing and gas central heating.

Externally, the property enjoys a private rear garden. On-street parking is available to the front.

Duxbury Road is a sought-after residential location within easy reach of everyday amenities, reputable local schooling, and regular public transport services. Leicester railway station, the city centre, and major road networks are all easily accessible, making this an excellent choice for commuters and families alike.

Viewing is highly recommended to fully appreciate the accommodation and location on offer.

Hallway

Providing access to the principal ground floor accommodation

Lounge

Double glazed window to the front and radiator

Dining Room

A spacious and versatile dining room, ideal for both everyday family meals and entertaining guests. Offering ample space for a dining table and additional furnishings

Kitchen

A generously sized fitted kitchen offering an excellent range of wall and base units with complementary work surfaces, providing ample storage and preparation space, door leading to a ground floor WC

Ground Floor Wc

A convenient ground floor WC ideally positioned for guests and everyday use

First Floor Landing

Bedroom One

A spacious principal bedroom offering generous proportions and ample space for a full range of bedroom furniture. Benefiting from a large window allowing plenty of natural light and radiator

Bedroom Two

Excellent versatility and ideal for use as a guest bedroom, double glazed window and radiator

Bathroom

Family bathroom comprising a panelled bath with shower over, wash hand basin and low-level WC. radiator and obscure glazed window allowing ventilation and privacy

Second Floor Landing

Loft Room

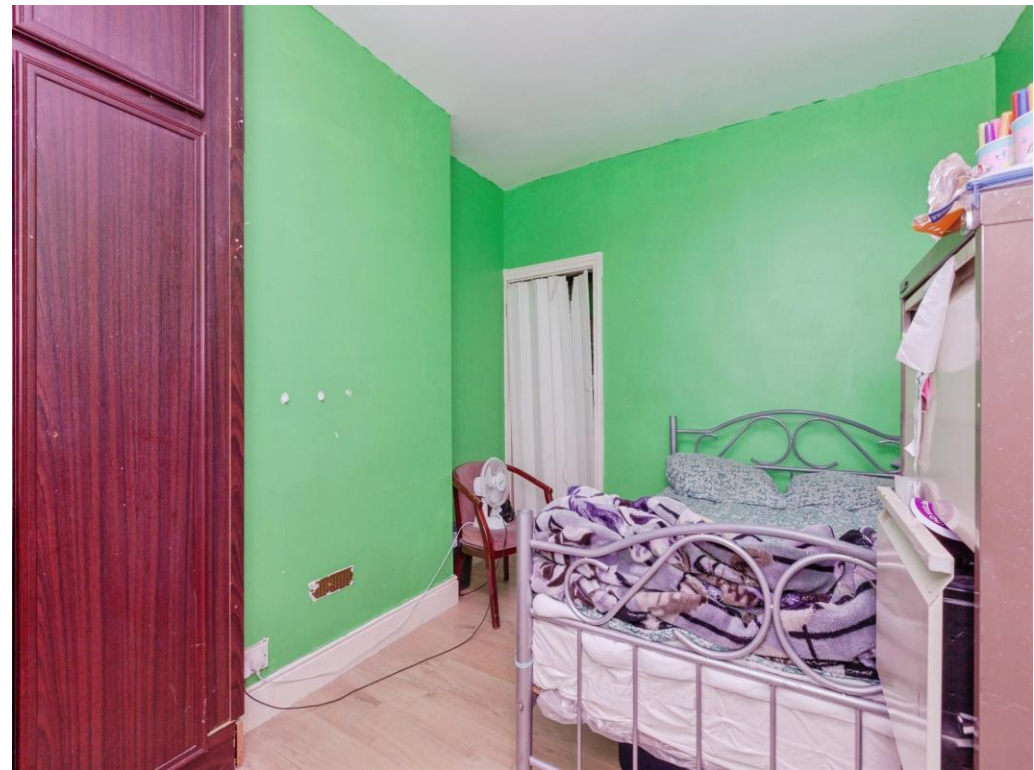
Creating a spacious and versatile additional room, ideal for use as a principal bedroom, home office, hobby room or guest accommodation.

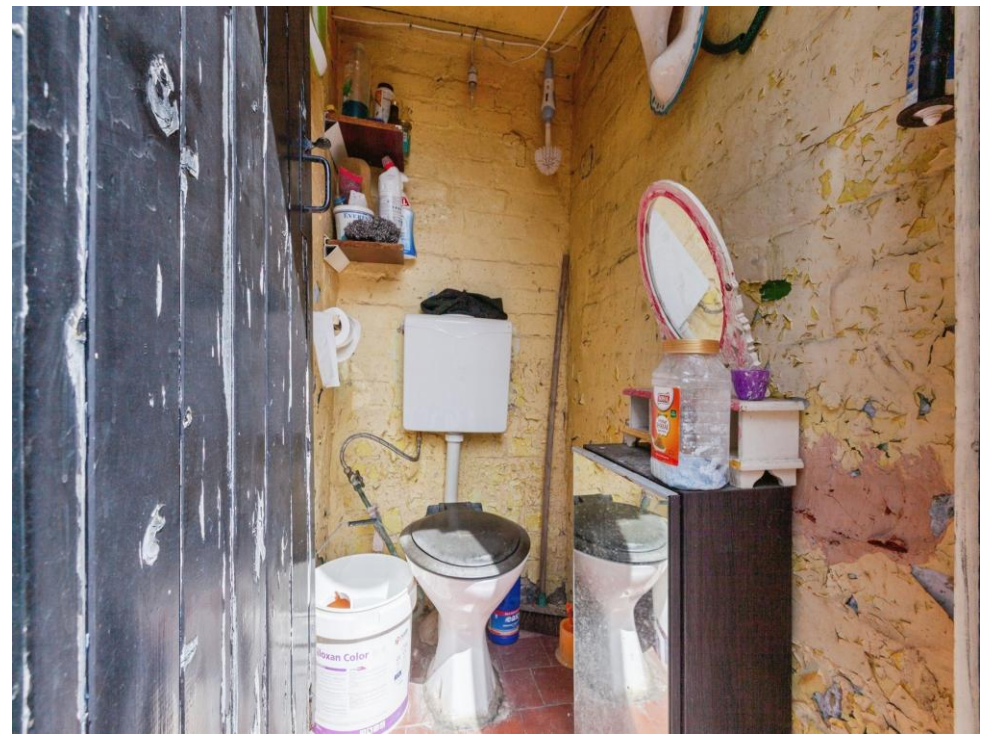
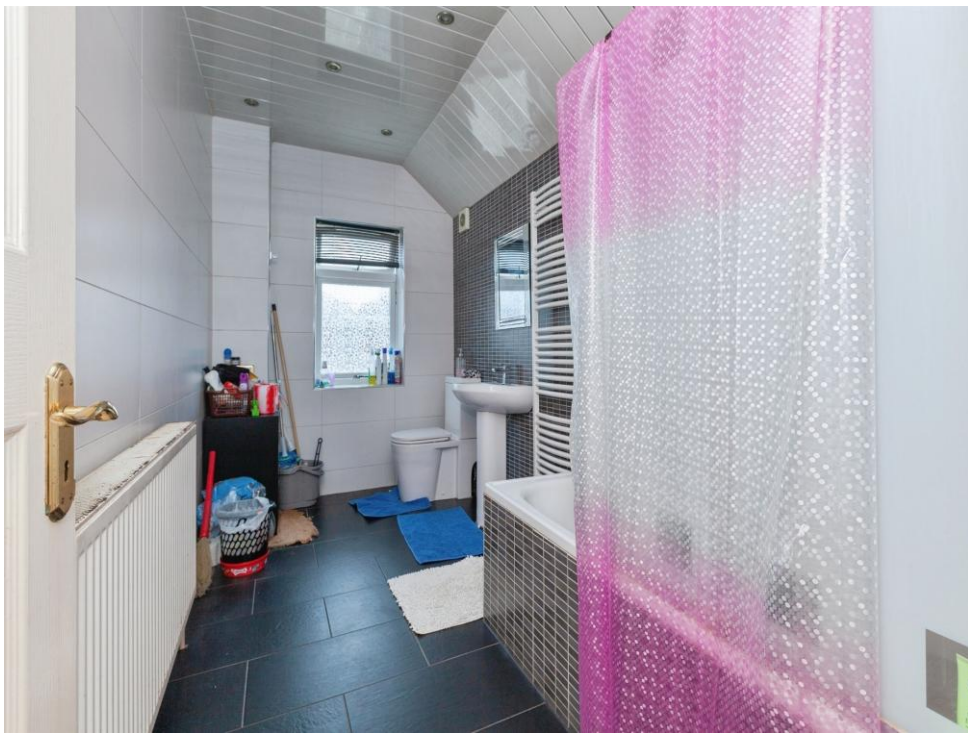
Outside

Externally, the property enjoys a private and enclosed rear garden. Additional benefits include useful shed ideal for additional storage

Buyers A.M.L. Fee

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 124.7 m² (1,342 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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To view this property please contact Connells on

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22-24 Halford Street
 LEICESTER LE1 1JB

EPC Rating: E Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/LTR326423



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.

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