



Connells
FOR SALE

Connells

Ingle Street
Leicester



Property Description

Welcome to this charming four-bedroom terraced home located on the ever-popular Ingle Street in Leicester's vibrant Fosse area. Offering generous living accommodation and excellent access to local amenities, this property is ideal for growing families, first-time buyers seeking extra space, or investors looking for a strong rental location.

Ingle Street is positioned within the sought-after Fosse district, known for its strong community feel and proximity to Leicester's bustling West End. Residents benefit from a wide range of local shops, cafés, and amenities, excellent school options, including Inglehurst Junior School and convenient access to public transport and major road links.

This home offers a rare combination of space, location, and value. Whether you're upsizing, investing, or simply seeking a well-connected Leicester home, this property presents an excellent opportunity in a thriving neighbourhood.

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.

Lounge

The lounge is a bright and welcoming space, offering a comfortable setting for everyday living. A large front-facing window allows natural light to pour in throughout the day,

creating an airy and uplifting atmosphere. The room provides ample space for both relaxation and entertaining, with a layout that easily accommodates a sofa suite, media unit, and additional furnishings.

Ground Floor Wc

A convenient ground floor WC is located just off the hallway, offering a practical addition to the home. The space includes a modern low-level toilet and washbasin

Utility Room

Offering dedicated space for laundry and household storage

Kitchen/Diner

The spacious kitchen/diner offers a bright and sociable hub for everyday living. Modern units provide generous storage and ample worktop space, while the open layout comfortably accommodates a family dining table, making it ideal for both mealtimes and entertaining. A large window and rear access point allow plenty of natural light to flow through, creating a warm and inviting atmosphere.

First Floor Landing

Bedroom One

A generously sized double room offering a calm and comfortable retreat. Positioned to enjoy excellent natural light, the space feels bright and inviting throughout the day

Bedroom Four

A well-proportioned room offering excellent flexibility for modern living. The room benefits from double glazed window and radiator

Bathroom

Four piece suite comprising walk in shower cubicle with glass door, bath tub with shower attachment, wash hand basin and low flush WC, part tiled walls and obscure glazed window

Second Floor Landing

Bedroom Two

A well-presented double room, offering excellent comfort and flexibility

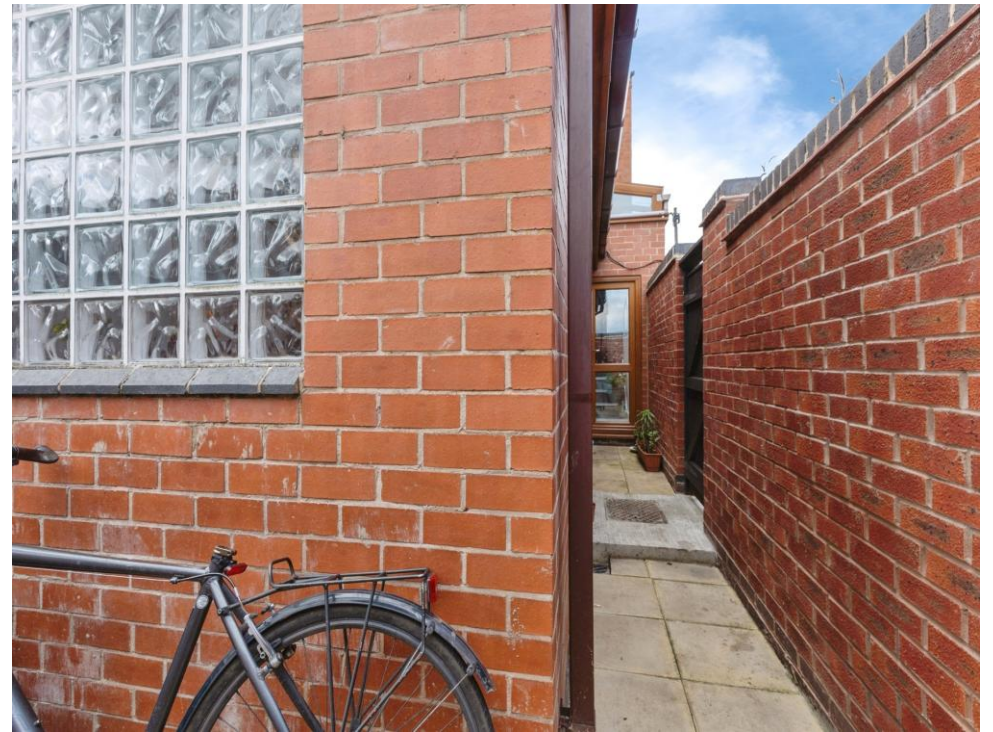
Bedroom Three

A comfortable single room offering excellent versatility for a range of uses. Ideal as a guest room or dedicated study

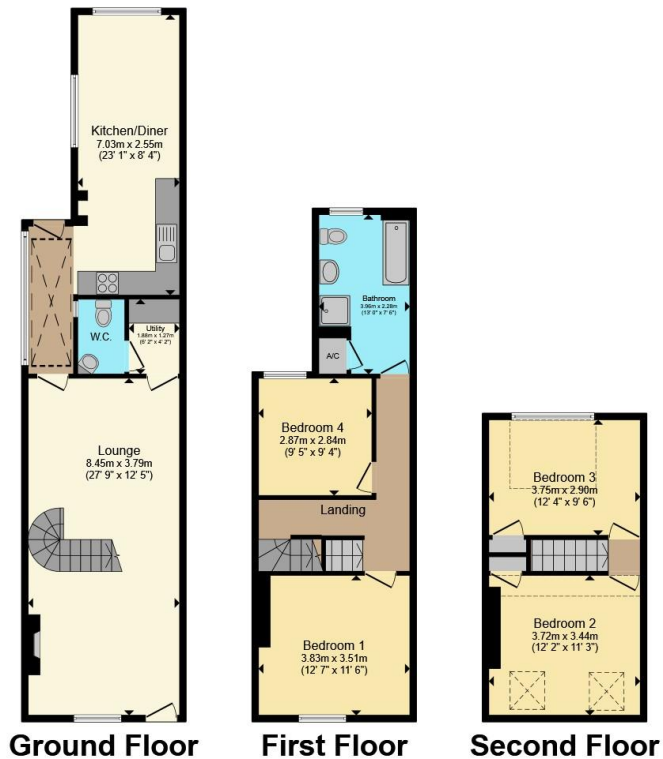
Outside

To the rear of the property is a private, low-maintenance garden. A rear access point adds convenience for everyday living. The front of the property features on-street parking









Total floor area 129.4 m² (1,393 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



To view this property please contact Connells on

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22-24 Halford Street
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EPC Rating: Council Tax
 Awaited Band: A

Tenure: Freehold

view this property online [connells.co.uk/Property/LTR326071](https://www.connells.co.uk/Property/LTR326071)



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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