





Property Description

An excellent opportunity to acquire this spacious and versatile semi-detached home situated in the popular residential location of Abbey Lane. Offering generous living accommodation throughout, the property is ideally suited to growing families, multi-generational living or investors seeking a property with flexible layout options.

Conveniently positioned close to local shops, schools, places of worship, transport links and Leicester city centre, the property enjoys a highly accessible location with a wide range of amenities nearby.

The accommodation briefly comprises an entrance hall, three reception rooms providing ample space for both relaxation and entertaining, a fitted kitchen with a range of storage units and work surfaces, and well-proportioned bedrooms arranged across the property. The layout offers excellent versatility, allowing prospective purchasers to tailor the accommodation to their individual requirements.

To the first floor are a number of generously sized bedrooms served by bathroom facilities, creating comfortable living space for larger families. The property's substantial footprint provides excellent potential for further enhancement or reconfiguration, subject to any necessary consents

Externally, the property benefits from off-road parking and a private rear garden, offering plenty of outdoor space for recreation, entertaining and family enjoyment.

Lounge

A bright and spacious lounge offering ample room for both relaxing and entertaining. The room benefits from a large window allowing plenty of natural light to flow through

Reception Room Two

A versatile second reception room offering additional living space, ideal as a formal dining room, family room, home office or playroom.

Reception Room Three

A useful and adaptable reception room offering additional living space to suit a variety of needs. Ideal as a second sitting room, home office, playroom or ground floor bedroom

Dining Room

A well-proportioned dining room providing the perfect space for family meals and entertaining guests. Offering ample room for a dining table and chairs

Kitchen

A fitted kitchen comprising a range of wall and base units with complementary work surfaces, providing ample storage and preparation space.

2nd Kitchen

A useful additional kitchen fitted with a range of wall and base units, offering further preparation and storage space. Ideal for larger families, multi-generational living or those requiring separate cooking facilities, the room provides a practical and versatile addition to the home.

Dining Room

A spacious and well-presented dining room offering the perfect setting for family meals and entertaining guests. Providing ample space for a large dining table and additional furnishings

First Floor Landing

Bedroom One

A generously sized principal bedroom offering ample space for a double bed and freestanding furniture. Bright and well-presented throughout, the room benefits from natural light via a large window, creating a comfortable and relaxing environment.

Shower Room One

Fitted with a walk-in shower enclosure, low-level WC and wash hand basin.

Bedroom Two

A spacious and well-proportioned double bedroom offering ample space for a range of bedroom furniture, double glazed window and radiator

Bedroom Three

A well-sized bedroom offering versatile accommodation, ideal as a child's room, guest bedroom or home office.

2nd Shower Room

A contemporary shower room fitted with a shower enclosure, low-level WC and wash hand basin

Bedroom Four

A generously proportioned bedroom offering flexible accommodation for family members, guests or those working from home

Outside

To the front of the property is a paved driveway providing off-road parking. To the rear is a private enclosed garden offering a good degree of privacy

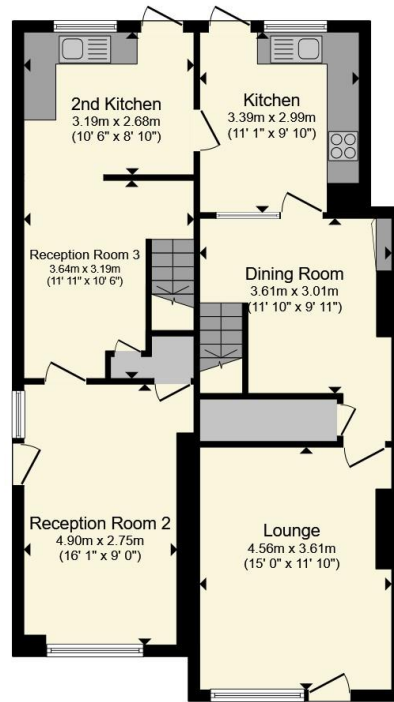
Buyers A.M.L. Fee

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.

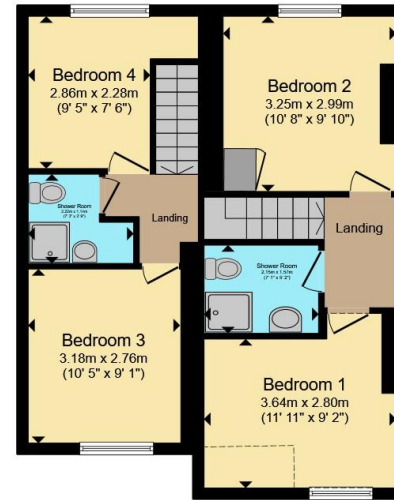








Ground Floor



First Floor

Total floor area 138.4 m² (1,490 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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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

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