



Connells

Newlyn Parade
LEICESTER

Newlyn Parade LEICESTER LE5 1SD

for sale offers over
£240,000



Property Description

A well-presented and deceptively spacious three-bedroom semi detached property, situated in a popular residential area of Leicester, offering flexible living accommodation ideal for families or investors.

Located on Newlyn Parade, the property is within close proximity to a wide range of local amenities, including shops, supermarkets, schools, and places of worship. Leicester City Centre is easily accessible, along with excellent transport links via nearby bus routes and road networks such as the A47 and A563.

The ground floor welcomes you with an entrance hallway leading through to a generous reception room, providing ample space for both living and dining. The fitted kitchen is positioned to the rear, offering good storage and workspace, along with access to the rear garden.

To the first floor, the property comprises three well-proportioned bedrooms, offering comfortable living space for a growing family.

Externally, the property benefits from a private rear garden, ideal for outdoor relaxation and entertaining.

Early viewing is highly recommended to appreciate the size and potential of this property. Contact us today to arrange your viewing.

Hallway

A welcoming entrance hallway providing access to the main reception room and ground floor accommodation, with stairs rising to the first floor.

Lounge/Dining Room

A generously sized through lounge/dining room providing a bright and versatile living space, ideal for both relaxing and entertaining, with ample room for seating and a dining area.

Kitchen

A well-appointed kitchen fitted with a range of wall and base units, offering good storage and worktop space, with room for appliances and direct access to the rear garden.

First Floor Landing

Bedroom One

A spacious double bedroom featuring generous proportions, providing ample space for wardrobes and additional furniture, with a bright and airy feel.

Bedroom Two

A spacious and well-presented second bedroom, ideal for guests or family use, offering excellent space and natural light.

Bedroom Three

A versatile third bedroom, providing a bright and functional space suitable for a variety of uses including a bedroom, dressing room, or home office.

Bathroom

A well-appointed first floor bathroom featuring a modern three-piece suite, including a bath with shower, wash hand basin, and WC, offering both comfort and convenience. Tiled walls and lino flooring, offering a practical and easy-to-maintain finish

Outside

Externally, the property features a private rear garden, offering a low-maintenance outdoor space perfect for relaxation and social gatherings. Further benefits include a useful shed and additional storage area, perfect for keeping outdoor and household items neatly organised.

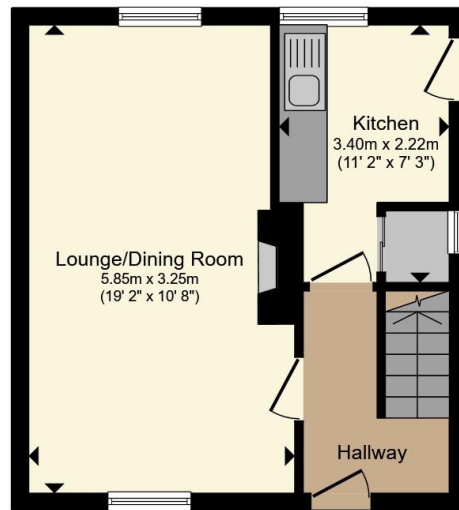
Buyer A.M.L. Fee

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.

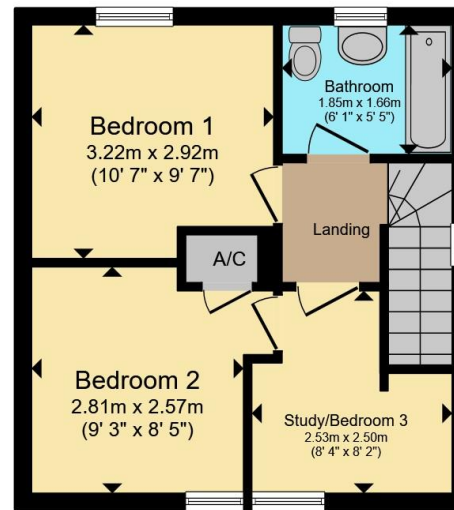




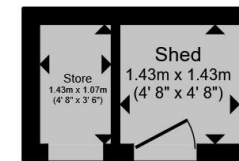




Ground Floor



First Floor



Outbuilding

Total floor area 65.1 m² (701 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

Connells

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/LTR326674



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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