



Connells

Falmouth Road
Leicester



Property Description

Situated in the heart of a well-established residential area, Falmouth Road presents a fantastic opportunity to purchase a bright and generously sized one-bedroom maisonette. Set on the upper floor with its own private external entrance, the home enjoys elevated views and excellent natural light throughout thanks to the large wrap-around windows in the living space.

Upon entering the property, stairs lead to the main accommodation where you are greeted by a spacious open-plan kitchen, dining and living area. The room is enhanced by full-height glazing across two sides, creating an airy and inviting environment—ideal for everyday living or entertaining. The kitchen offers functional workspace and cabinetry, with scope for modernisation or personalisation.

A hallway leads to the generous double bedroom, complete with fitted storage and neutral décor. The layout provides plenty of flexibility for bedroom furniture or further built-in storage solutions.

The bathroom is well-sized and includes a bathtub with overhead shower, wash basin, WC and heated towel rail. Like the kitchen, it presents an excellent opportunity for refurbishment to suit individual tastes.

Externally, the property sits within a purpose-built block close to local amenities, public transport links and green spaces, making it a convenient base.

This maisonette is an excellent option for first-time buyers, downsizers or investors seeking a property with strong rental demand in Leicester.

Agent's Note:

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding

Ideal For:

- First-time buyers seeking an affordable and spacious starter home
- Buy-to-let investors looking for a well-located property with strong rental potential
- Downsizers or single occupants looking for low-maintenance living

Entrance Hall & Staircase

Accessed via a private external entrance, the ground-floor hallway provides a welcoming first impression with space for coats and shoes. A straight staircase leads to the main accommodation and benefits from natural

light from the upper level, creating a bright and open approach into the home.

Open-Plan Living/Kitchen

A standout space within the property, the open-plan living and dining area is beautifully bright thanks to the impressive full-height, wrap-around windows. These expansive glazed panels frame elevated neighbourhood views while flooding the room with natural light throughout the day.

The room offers excellent versatility for seating and dining arrangements, with neutral décor and wood-effect flooring creating a warm and modern feel. This is an ideal area for relaxing, working from home, or entertaining.

Adjacent to the living space, the kitchen is conveniently positioned for open-plan living. It features fitted cabinetry, practical countertop space, stainless-steel sink with mixer tap and space for appliances. While fully functional, the kitchen also offers excellent scope for modernisation or customisation, allowing future owners to personalise the space to their own taste and style.

Bedroom

The well-proportioned double bedroom enjoys a peaceful position within the home. It benefits from fitted mirrored wardrobes offering excellent storage while helping to enhance the sense of space. A large window brings in generous natural light, and the neutral colour palette provides a calming, restful setting—perfect for unwinding at the end of the day.

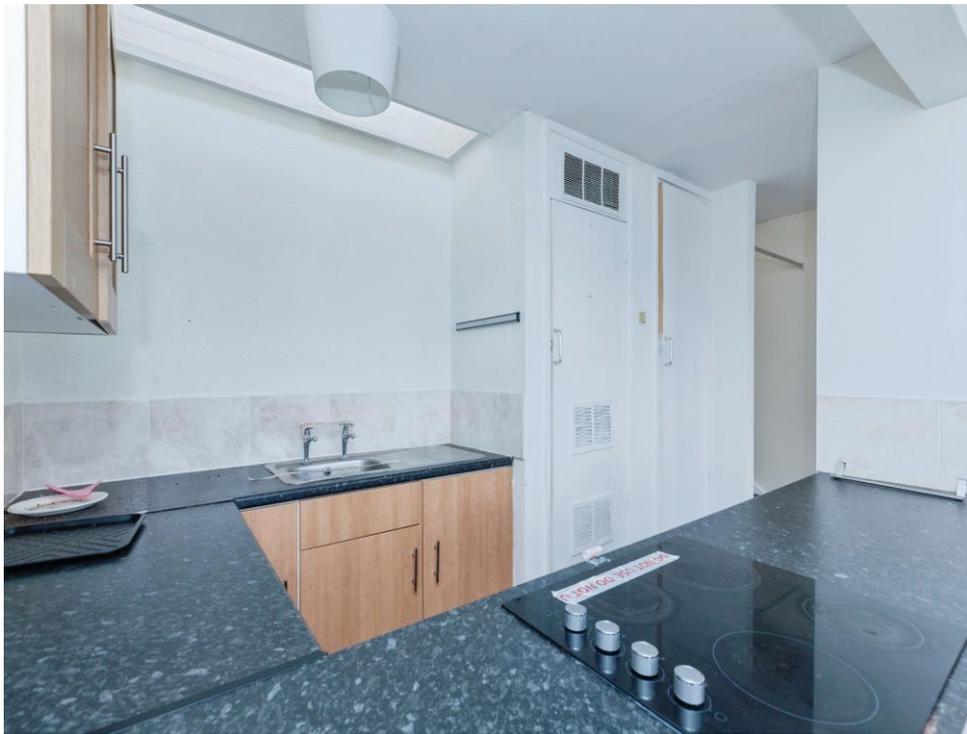
Bathroom

The generous bathroom comprises a full-size bathtub with overhead shower, WC, wash basin and heated towel rail. The room is neutrally finished and well-lit, offering a functional and comfortable space with the potential for contemporary upgrades if desired.

Externally

The property forms part of a purpose-built block within a residential setting. The private entrance ensures independence from neighbouring flats, while the surrounding area features open green spaces, tree-lined views and convenient access to nearby amenities and transport links.

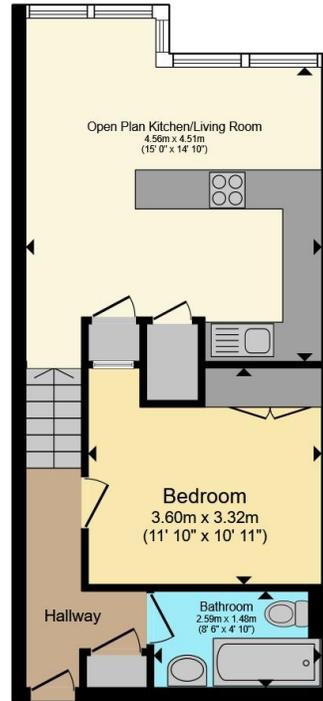






Connells
FOR SALE

LULWORTH CLOSE



Floor Plan

Total floor area 44.9 m² (483 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: E Council Tax Band: A

Service Charge: 133.57 Ground Rent: 24.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LTR325666

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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