



Connells

Dronfield Street
Leicester



Property Description

Situated in the heart of the ever-popular Highfields area of Leicester, this attractive terraced home offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, growing families, or buy-to-let investors.

Internally, the property provides well-proportioned living accommodation with generous reception space, a fitted kitchen, comfortable bedrooms, and two bathrooms. The layout is designed to suit modern family living, offering both practicality and flexibility.

Located within easy reach of Leicester City Centre, the property benefits from excellent local amenities, including shops, supermarkets, places of worship, schools, and regular public transport links. The vibrant Highfields community and nearby road networks make commuting and day-to-day living exceptionally convenient.

Outside, the property enjoys a traditional frontage and private rear garden.

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

Hallway

A welcoming entrance hallway providing access to the ground floor accommodation, with stairs rising to the first floor

Lounge

Featuring a front-facing window allowing plenty of natural light, radiator and fireplace with surround

Dining Room

A generously sized dining room providing the perfect space for family meals and entertaining guests.

Kitchen/Breakfast Room

A spacious and well-appointed kitchen/breakfast room fitted with a range of wall and base units, providing ample storage and worktop space. Offering room for informal dining, built in oven, hob and extractor fan, space for appliances and double glazed window overlooking the rear

Lobby

A useful rear lobby providing access to the garden and ground floor facilities. Offering additional storage space and practicality

Wet Room

A modern and practical wet room comprising a shower area, wash hand basin, and WC. Designed for convenience and easy maintenance

First Floor Landing

Bedroom One

A spacious principal bedroom featuring ample space for bedroom furniture and benefiting from plenty of natural light

Bedroom Two

A well-proportioned second bedroom offering versatile accommodation, ideal as a guest room, children's bedroom, or home office. Benefiting from double glazed window and radiator

Bedroom Three

A well-sized third bedroom offering flexible accommodation to suit a variety of needs. Having double glazed window and radiator

Shower Room

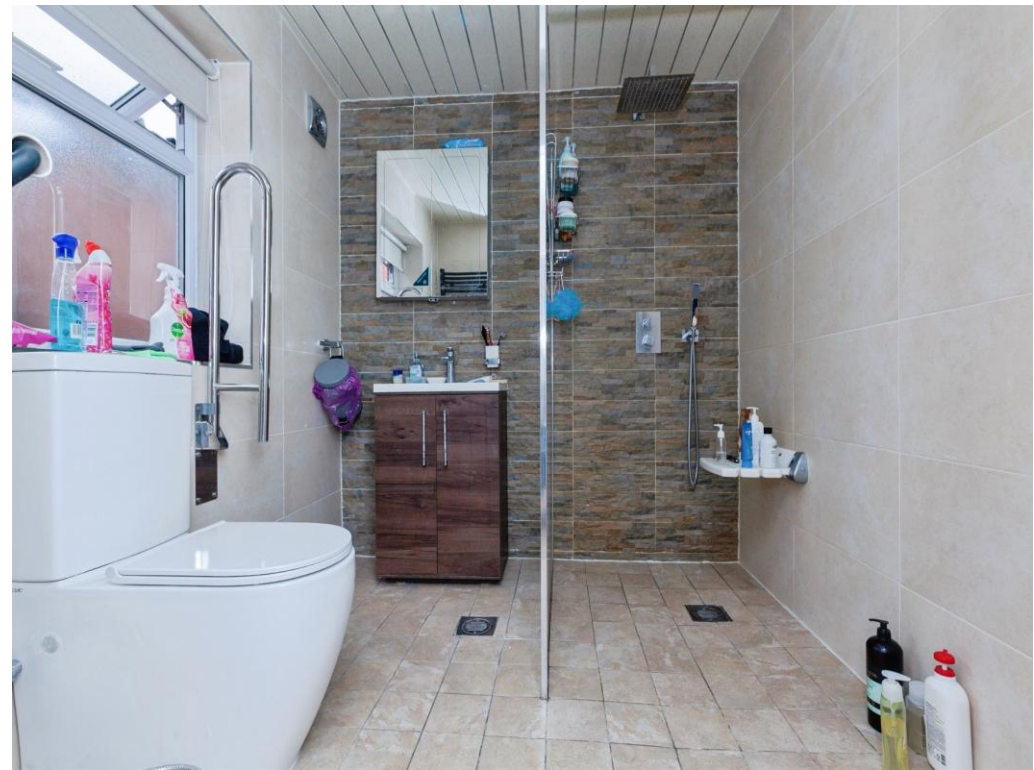
A modern shower room comprising a shower cubicle, wash hand basin and low level WC, radiator, tiled walls and flooring and obscure glazed window to allow privacy and ventilation

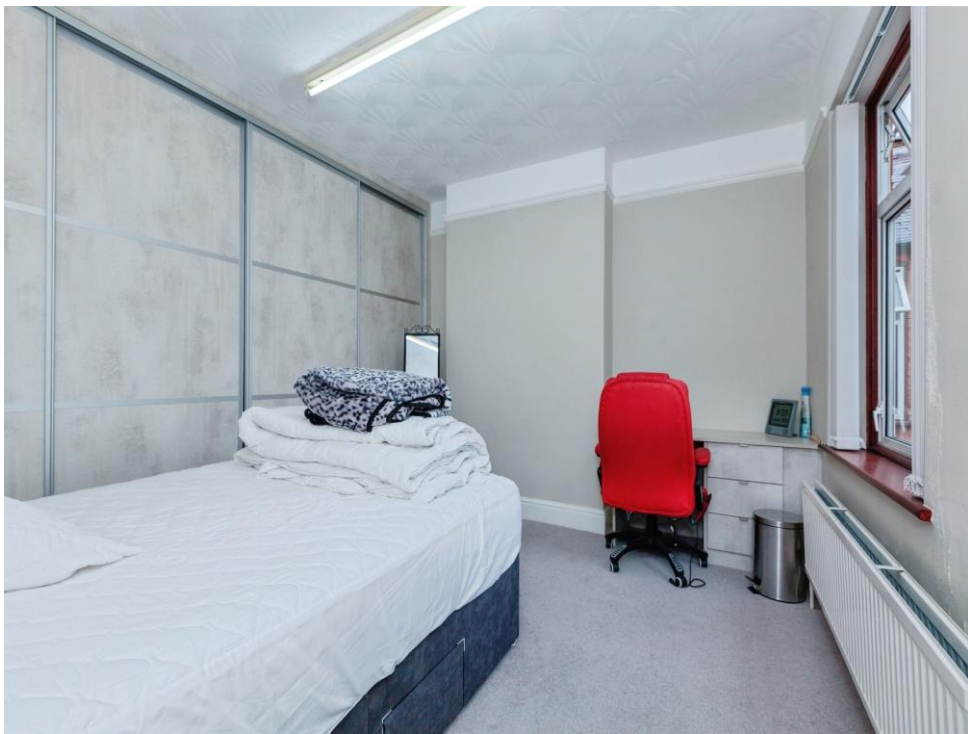
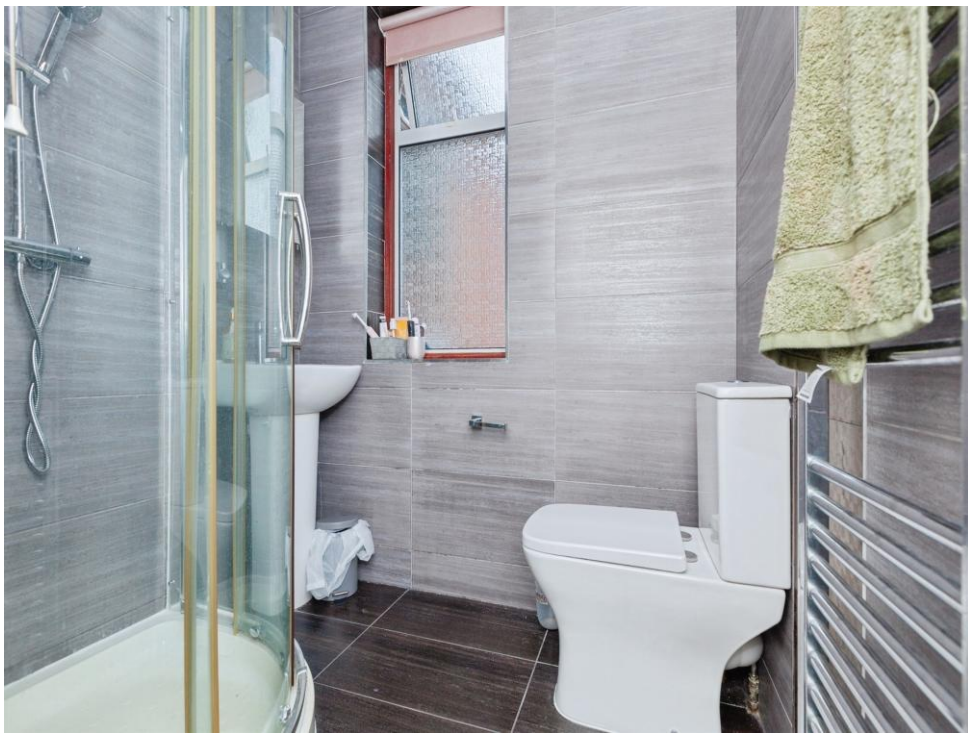
Outside

To the front of the property is a low-maintenance frontage. The enclosed rear garden provides a private outdoor space with brick wall.

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.









Total floor area 121.4 m² (1,307 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

T 0116 262 0022
E leicester@connells.co.uk

22-24 Halford Street
 LEICESTER LE1 1JB

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/LTR326491



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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Property Ref: LTR326491 - 0004