



Connells

Cheshire Gardens
Leicester



Property Description

An excellent opportunity to acquire this well-presented three-bedroom semi-detached home, situated in a popular residential location within Leicester. Offering spacious and practical accommodation throughout, this property is ideal for first-time buyers, young families, or investors alike.

The ground floor comprises a welcoming entrance hall, a bright and comfortable living room, and a fitted kitchen with ample storage and workspace and ground floor bathroom. To the first floor are three well-proportioned bedrooms.

Externally, the property benefits from a private driveway providing off-road parking, together with front and rear gardens offering outdoor space for relaxation and entertaining.

Conveniently located close to local amenities, schools, supermarkets, and excellent transport links, the property provides easy access to Leicester city centre, Fosse Shopping Park, and major road networks including the M1 and M69.

Early viewing is advised to fully appreciate the accommodation and excellent location this property has to offer.

Hall

Entered via a uPVC double-glazed front door, the entrance hall provides access to the principal ground floor accommodation and

staircase rising to the first floor.

Lounge/Dining Room

A spacious and versatile lounge/dining room offering an excellent space for both relaxing and entertaining. The room benefits from a large double-glazed window allowing plenty of natural light to flood the space

Kitchen

Fitted with a range of wall and base units with complementary work surfaces over, the kitchen offers ample storage and preparation space. Incorporating a stainless steel sink and drainer unit, space for a cooker, washing machine and further white goods. A double-glazed window overlooks the rear garden, while a door provides convenient access to the outside.

Ground Floor Bathroom

Fitted with a three piece suite comprising panelled bath, low level WC and wash hand basin

Bedroom One

A generous double bedroom benefiting from a double-glazed window to the front elevation and radiator

First Floor Landing

Bedroom Two

A well-proportioned second bedroom with a double-glazed window overlooking the rear elevation and radiator

Bedroom Three

A versatile third bedroom benefitting from a double-glazed window to the rear elevation and radiator

Loft Storage

Accessed via a loft hatch, the loft provides useful additional storage space and is ideal for storing seasonal items and household belongings

Outside

The rear garden offers a pleasant outdoor space, being mainly laid to lawn with patio seating area, fenced boundaries and a variety of mature shrubs and planting. To the front, there is a driveway

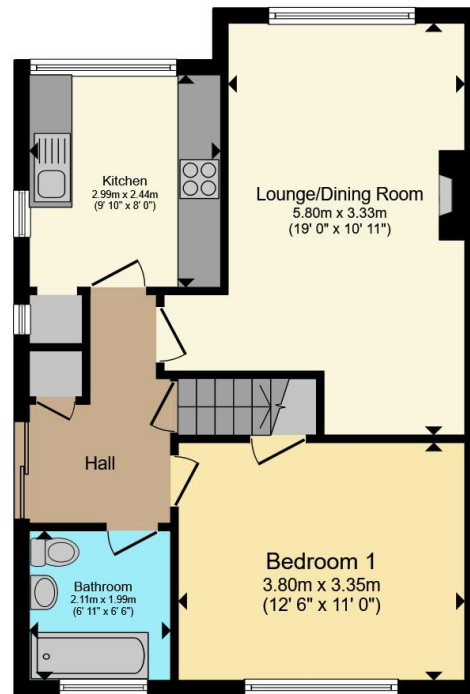
Buyer A.M.L. Fee

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

Total floor area 97.7 m² (1,052 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

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

22-24 Halford Street
LEICESTER LE1 1JB

EPC Rating: E Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LTR326382



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LTR326382 - 0002