



Connells

Vostock Close  
Leicester



## Property Description

**\*\*Charming Three-Bedroom Maisonette\*\***

This delightful two-storey residence offers a well-balanced layout ideal for modern family living. This thoughtfully arranged home combines comfort and practicality, making it an excellent choice for families, couples, or first-time buyers seeking a stylish and functional living space.

The ground floor welcomes you with a spacious hallway that leads to a contemporary kitchen, perfectly positioned for convenience and functionality. Adjacent to the kitchen is a W.C., providing essential ground-floor amenities. At the rear of the property, the expansive living room spans the full width of the house, offering ample space for relaxation and entertaining, with direct access to the garden through large windows or patio doors.

Upstairs, the first floor features a central landing connecting three well-proportioned bedrooms. Bedroom one serves as the principal room, while bedrooms two and three offer versatile options for children, guests, or a home office. A family shower room is centrally located to serve all three bedrooms, completing the upper level.

## Ground Floor Layout:

The ground floor of this charming maisonette is thoughtfully arranged to balance practicality with comfort.

## Entrance Hall

Welcoming entrance area with direct access to the kitchen and stairs leading to the first floor and acts as a central hub connecting the main living spaces.

## Wc

Conveniently located in the hallway is a small ground-floor toilet room, perfect for guests or quick access.

## Living Room

16' 6" x 11' 5" ( 5.03m x 3.48m )

Generously sized space spanning the rear of the property. Features large windows enhancing natural light.

## Kitchen

12' 1" x 7' 4" ( 3.68m x 2.24m )

A modern and quirky kitchen fitted with a stylish range of wall and base units, complemented by sleek worktops. The design incorporates a stainless steel sink with drainer and mixer tap, ensuring both practicality and contemporary appeal. Integrated appliances, including a hob and fitted units, provide a seamless finish while maximising space and functionality. This kitchen is perfectly suited for everyday cooking and entertaining, blending character with convenience.

## First Floor Landing:

Central area at the top of the stairs connecting all bedrooms and the shower room.

### Bedroom One

12' 1" x 8' 3" ( 3.68m x 2.51m )

The principal bedroom, designed with integrated wardrobes for convenient storage, offers ample space for a double bed and additional furnishings.

### Bedroom Two

11' 4" x 8' 3" ( 3.45m x 2.51m )

A versatile second bedroom ideal for a child's bedroom, guest room, or home office.

### Bedroom Three

7' 5" x 8' ( 2.26m x 2.44m )

A smaller but flexible room, well-suited as a nursery, study, or single bedroom, offers flexibility depending on household needs.

## Shower Room

Shower suite serves all three bedrooms and is fitted with essential fixtures.

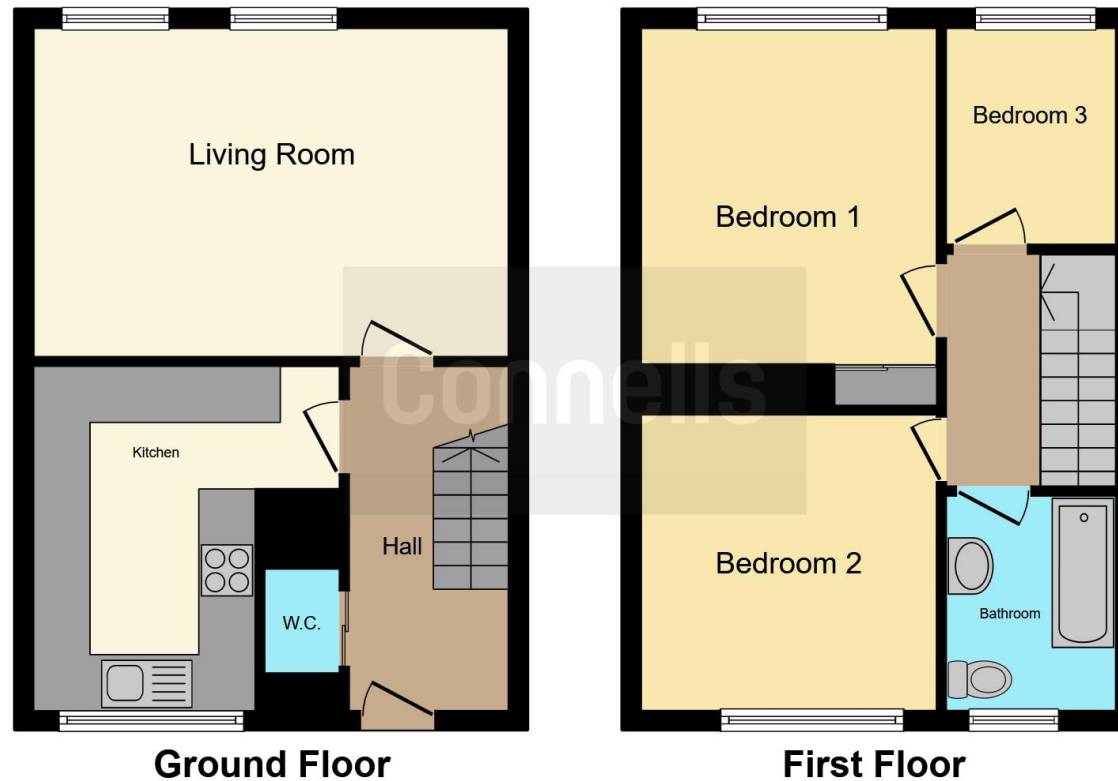
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22-24 Halford Street  
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EPC Rating: C

Council Tax  
 Band: A

Service Charge: Ask  
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Ground Rent:  
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Tenure: Leasehold

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