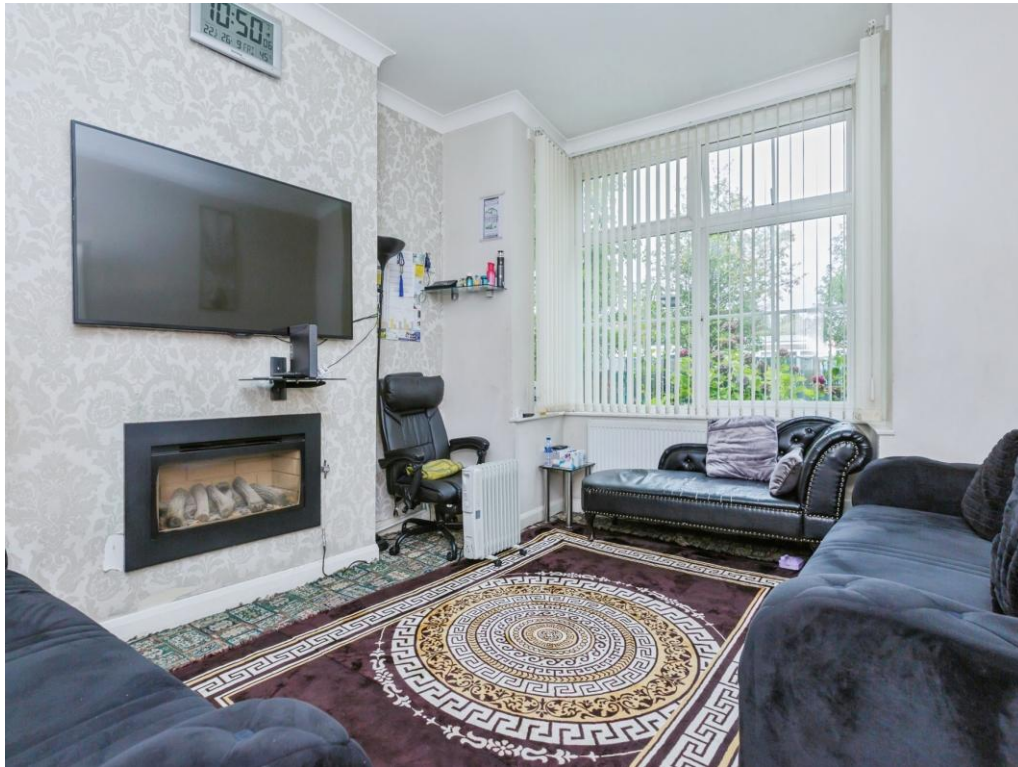




**Connells**

Melbourne Road  
Leicester



## Property Description

A rare opportunity to acquire a substantial mid-terraced residence in the sought after Melbourne Road area. The property offers excellent scope for family living or investment, offering generous proportions throughout, located just a short walk from local amenities and public transport.

As you enter, you are greeted by a welcoming entrance hallway leading to two versatile reception rooms and towards the rear, a well sized kitchen with utility area offering direct access to the garden, with scope for extension (STPP). Upstairs, the property provides FIVE bedrooms across the first and second floors, including spacious doubles and a flexible single room that could serve as a study. A family bathroom and additional WC complete the accommodation.

Externally, there is a private rear garden, ideal for family use. As an end terrace, the property also benefits from useful side access.

The area is particularly popular with families and investors, given its proximity to the city centre, University of Leicester and Leicester Royal Infirmary.

For further information or to view this property, please call Connells on 0116 2620022

## Basement

11' 2" x 11' 1" ( 3.40m x 3.38m )

A useful cellar providing valuable additional storage space, accessed via stairs from the ground floor

## Entrance Hall

5' 5" x 20' 3" ( 1.65m x 6.17m )

Upon entering through the front door, you are welcomed into a bright entrance hall featuring high ceilings and neutral decor. The hallway provides access to the main reception rooms and staircase rising to the first floor

## Lounge

11' 4" x 13' 8" ( 3.45m x 4.17m )

Having large bay window to the front, wall mounted feature fireplace and carpet flooring

## Dining Room

9' 7" x 11' 6" ( 2.92m x 3.51m )

Rear window provides natural light, the room flows conveniently towards the kitchen, creating a practical and sociable layout

## Kitchen

8' 7" x 17' 6" ( 2.62m x 5.33m )

A well appointed kitchen fitted with a range of wall and base units, providing ample storage and workspace. The layout offers room for appliances and benefits from a window overlooking the rear garden, the kitchen also enjoys direct access to the garden

## Lobby

7' 8" x 6' 7" ( 2.34m x 2.01m )

A useful rear lobby situated off the kitchen, providing access to the bathroom. This practical space serves as a transition area, ideal for additional storage or for use as a utility area if desired

## Ground Floor Wc

4' 3" x 3' 5" ( 1.30m x 1.04m )

Conveniently located on the ground floor, the cloakroom comprises a low level WC and wash hand basin

## Ground Floor Bathroom

6' 6" x 6' 3" ( 1.98m x 1.91m )

A well proportioned family bathroom fitted with a panelled bath and shower over, low level WC and wash hand basin. Finished in neutral tiling with complementary flooring.

## First Floor Landing

## Bedroom One

14' 6" x 11' 1" ( 4.42m x 3.38m )

A spacious double bedroom set to the front having a large window that creates a bright and welcoming atmosphere and carpet flooring

## Bedroom Three

7' 8" x 15' 5" ( 2.34m x 4.70m )

Perfect as a single room, guest room or home office, the room benefits from a rear facing window and carpet flooring

## Bedroom Four

9' 1" x 11' 6" ( 2.77m x 3.51m )

Featuring a window that overlooks the rear and carpet flooring

## Second Floor Landing

## Bedroom Two

15' 3" x 9' 6" ( 4.65m x 2.90m )

A spacious second bedroom positioned to the front and carpet flooring

## Bedroom Five

9' 7" x 8' 3" ( 2.92m x 2.51m )

Having double glazed window to the rear and carpet flooring

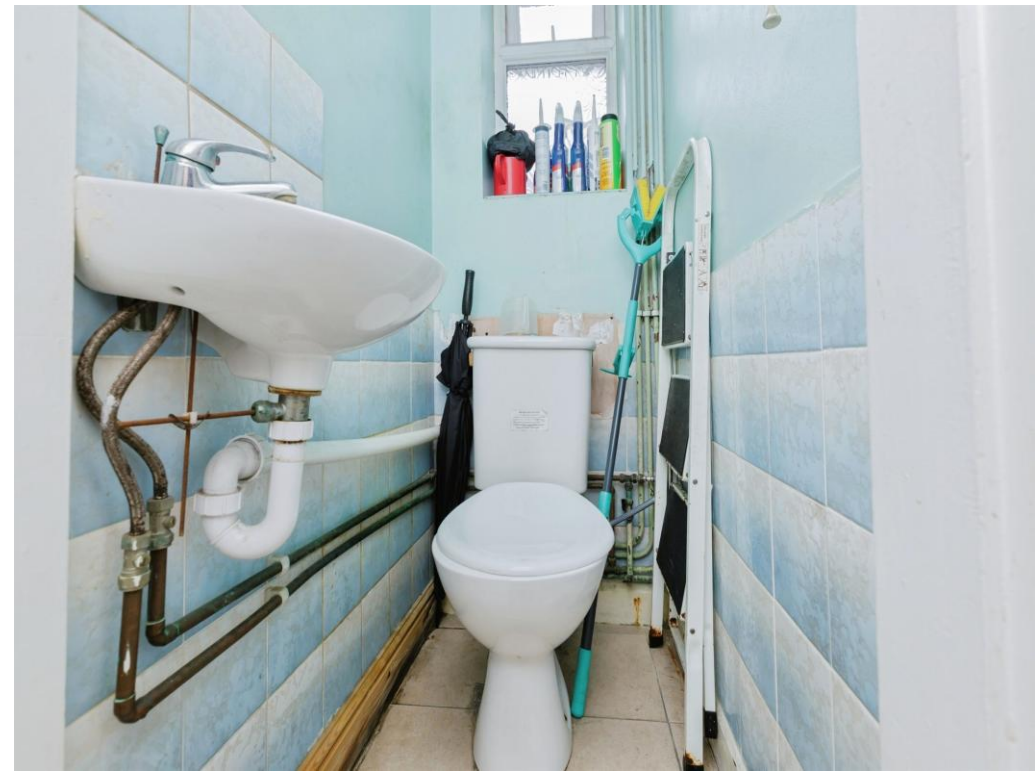
## Bathroom

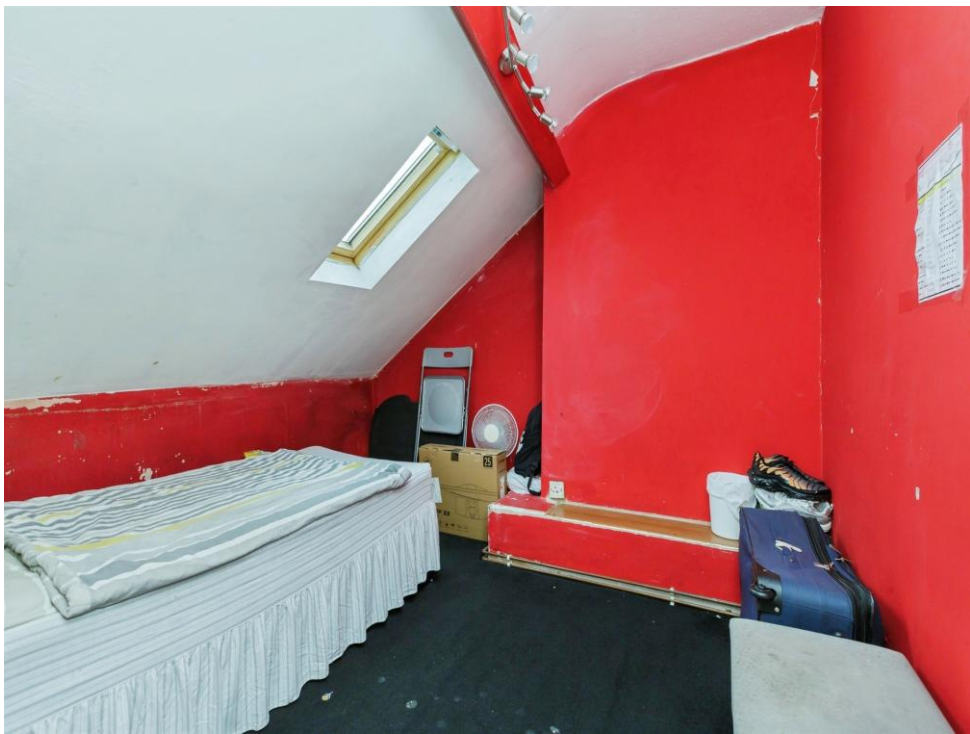
9' 7" x 4' 7" ( 2.92m x 1.40m )

Comprising panelled bath, low level WC and wash hand basin

## Outside

The property features a rear garden, it offers a private and low maintenance outdoor space with a patio area









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 0116 262 0022**  
**E [leicester@connells.co.uk](mailto:leicester@connells.co.uk)**

22-24 Halford Street  
 LEICESTER LE1 1JB

EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/LTR325096](http://connells.co.uk/Property/LTR325096)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: LTR325096 - 0003