





Property Description

Connells are delighted to present this spacious three-bedroom semi-detached family home, ideally situated in a popular residential location. Offering well-proportioned accommodation throughout, the property features two reception rooms, a welcoming porch, fitted kitchen, and three good-sized bedrooms.

The ground floor provides versatile living space with two reception rooms, ideal for family living, entertaining, or working from home. Upstairs, the property offers three bedrooms and a family bathroom.

Externally, the home benefits from a useful shed providing additional storage and enjoys excellent access to local amenities, schools, transport links, and Leicester city centre.

This property is perfect for first-time buyers, growing families, or investors alike. Early viewing is highly recommended to fully appreciate the space and potential on offer.

Entrance Porch

A useful entrance porch providing a practical welcome to the home, offering space for coats and shoes before leading into the main accommodation.

Entrance Hall

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

Lounge

A bright and spacious lounge featuring a large bay window to the front aspect, allowing for an abundance of natural light. The room is tastefully presented with neutral décor and benefits from a contemporary feature fireplace, creating an attractive focal point. Ideal for relaxing and entertaining alike.

Dining Room

A well-proportioned dining room offering ample space for a family dining table and chairs. Benefiting from plenty of natural light, this versatile room provides the perfect setting for everyday dining and entertaining guests, with convenient access to the adjoining kitchen.

Kitchen

Fitted kitchen comprising a range of wall and base units with complementary work surfaces, inset sink and drainer, integrated oven with gas hob and extractor hood over. Benefiting from a rear-facing window providing natural light, the kitchen also offers space and plumbing for appliances and ample storage throughout.

First Floor Landing

Bedroom One

A spacious and beautifully presented principal bedroom featuring a large window allowing plenty of natural light. The room offers ample space for a double bed and additional furnishings, while fitted wardrobes provide excellent storage. Finished in a contemporary style, creating a comfortable and relaxing retreat.

Bedroom Two

A well-proportioned second bedroom featuring a large window allowing plenty of natural light and enjoying pleasant outlooks. The room benefits from fitted wardrobes providing excellent storage and offers ample space for a bed and additional furniture, making it an ideal guest room, children's bedroom, or home office.

Bedroom Three

A versatile third bedroom featuring a window to the rear aspect, allowing for natural light. The room benefits from useful overhead storage cupboards and offers flexible accommodation, ideal as a child's bedroom, nursery, study, or home office.

Bathroom

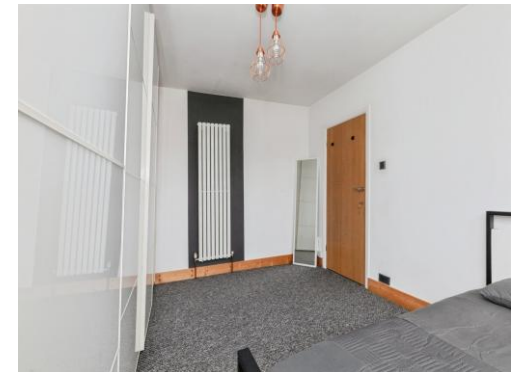
Fitted with a three-piece suite comprising a panelled bath with shower attachment, pedestal wash hand basin and low-level WC. Complemented by tiled walls, a frosted window providing natural light and ventilation, and a clean, neutral finish throughout.

Outside

The garden is mainly laid to lawn with fenced boundaries providing privacy, while a useful shed offers additional storage. A fantastic outdoor space ideal for families and those who enjoy spending time outdoors.

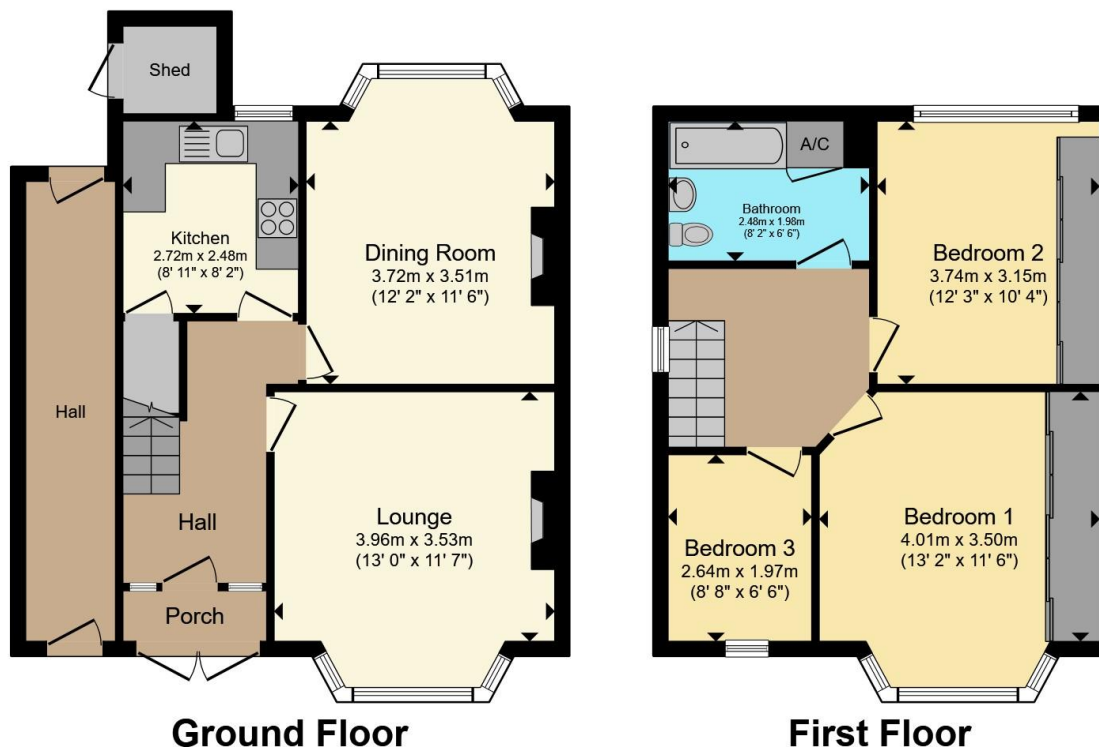
Buyer A.M.L. Fee

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 102.7 m² (1,105 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: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LTR326553



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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. 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: LTR326553 - 0003