



**Connells**

Boynton Road  
LEICESTER



## Property Description

A fantastic opportunity to purchase a two-bedroom semi-detached home situated in a popular residential area of Leicester, ideal for first-time buyers, downsizers, or investors looking for a property with strong potential.

The home offers a generous plot with a spacious front garden and driveway, along with a private rear garden that provides excellent scope for landscaping. The property features a bright and welcoming reception room, a practical kitchen with access to the garden, and two well-proportioned bedrooms. While the home would benefit from cosmetic updating, it presents a superb opportunity to add value and personalise throughout.

Boynton Road sits within easy reach of local shops, schools, parks, and major transport links, including access to Leicester city centre and the M1/M69.

Early viewing is highly recommended to appreciate the possibilities this property has to offer.

## Living Room

The living room offers a bright and welcoming space, with a large front-facing window that brings in plenty of natural light throughout the day. A central feature fireplace adds character and creates a natural focal point, while the neutral décor gives buyers a blank canvas to personalise.

## Kitchen/Dining Room

The kitchen/dining room offers a functional layout with ample space for everyday cooking and mealtimes. A rear-facing window and garden-access door bring in natural light, creating a bright and usable area. The kitchen is fitted with a range of base and wall units, providing good storage and worktop space, while the open-plan feel allows room for a small dining table. The space would benefit from modernisation, giving buyers the opportunity to redesign it to suit their own style—whether that's a contemporary family kitchen or a more open, social cooking and dining area. Its direct access to the garden also makes it ideal for summer dining and entertaining.

## Conservatory

The conservatory provides a bright and versatile additional living space, enjoying plenty of natural light through its wrap-around glazing. Positioned at the rear of the property, it offers an attractive view over the garden and serves as a relaxing spot for dining, reading, or entertaining.

## First Floor Landing

## Bedroom One

A generously sized double room positioned at the front of the property, benefiting from a double glazed window, radiator and fitted wardrobes

## Bedroom Two

A comfortable and well-proportioned room overlooking the rear garden, making it a peaceful space ideal for a child's bedroom, guest room, or home office.

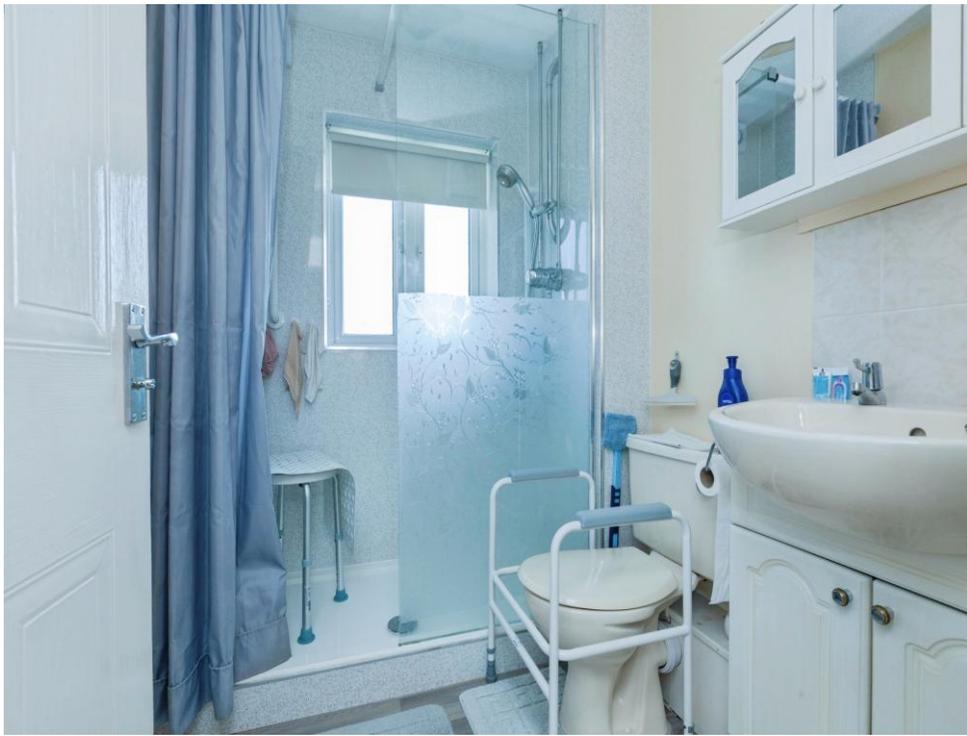
## Shower Room

The shower room is designed as a practical and easy-to-maintain space, featuring a walk-in shower enclosure that makes daily use convenient and accessible, low level WC, wash hand basin and obscure glazed window

## Outside

The outside space offers a generous and versatile setting, beginning with a wide front garden and private driveway that provide both kerb appeal and practical off-road parking. The rear garden is mainly laid to lawn, wood panel fencing for added security and privacy

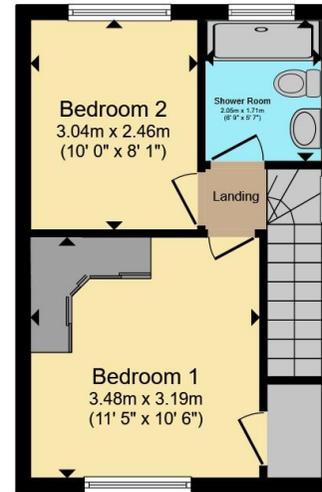








**Ground Floor**



**First Floor**

Total floor area 61.4 m<sup>2</sup> (661 sq.ft.) approx

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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: Council Tax  
 Awaited Band: C

Tenure: Freehold

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Property Ref: LTR325732 - 0002