



Connells

West Street
Leicester



Property Description

A fantastic opportunity to secure a well-presented home in the heart of Leicester's vibrant city centre. Situated on West Street, this property offers the perfect blend of urban convenience and comfortable living, making it ideal for first-time buyers, young professionals, or investors seeking strong rental demand.

West Street is one of Leicester's most sought-after central locations, positioned moments from the city's main amenities. The area is popular with students and professionals alike, ensuring consistently strong rental potential. Green spaces, supermarkets, gyms, and entertainment venues are all within easy reach.

Step inside and you're welcomed by a thoughtfully arranged interior that balances comfort with practicality. The main living area offers generous proportions, ideal for relaxing, studying, or entertaining. The kitchen is fitted with modern units and ample storage, making it perfectly suited for everyday cooking. Bedrooms are well-sized, offering peaceful retreats from the lively city surroundings. The bathroom features contemporary fixtures, clean lines, and a neutral palette that suits all tastes.

With its strong location, modern presentation, and excellent rental prospects, West Street represents an outstanding opportunity for buyers and investors alike. Early viewing is highly recommended to appreciate everything this property has to offer.

Cellar

The property benefits from a useful cellar space, offering additional storage ideal for household items. Its versatility makes it a valuable extra feature, providing room to organise items out of sight while keeping the home clutter-free.

Entrance Hall

The entrance hall provides a welcoming introduction to the property, offering a practical space that connects smoothly to the main living areas. Finished in neutral décor, it feels bright with room for coats and shoes.

Lounge

The lounge is a bright and welcoming space, offering a comfortable setting for everyday living. A large window allows natural light to flow through the room, creating an airy feel throughout the day, neutral decor and central heating radiator.

Diner

Offering a comfortable and versatile space ideal for everyday meals or relaxed entertaining. Positioned just off the kitchen, it provides ample room for a dining table and chairs, creating a sociable setting for shared meals or study sessions.

Kitchen

The kitchen is well-presented and designed for practical everyday use, offering a good range of modern wall and base units that provide plenty of storage. Worktops give ample preparation space, while integrated and freestanding appliance options make the room highly functional, integrated oven, hob and extractor fan, stainless steel sink unit, tiled flooring and part tiled walls

First Floor Landing

Bedroom Three

Double glazed window overlooking the front and radiator

Bedroom Four

Double glazed window to the rear and radiator

Bathroom

The bathroom is finished to a modern standard, featuring a clean and neutral design that feels fresh and easy to maintain. It includes a fitted bath, low level WC, wash hand basin and walk in shower with glass screen. Contemporary tiling and practical flooring complete the space, creating a bright and functional room ideal for everyday use.

Second Floor Landing

Bedroom One

A generously sized double room having

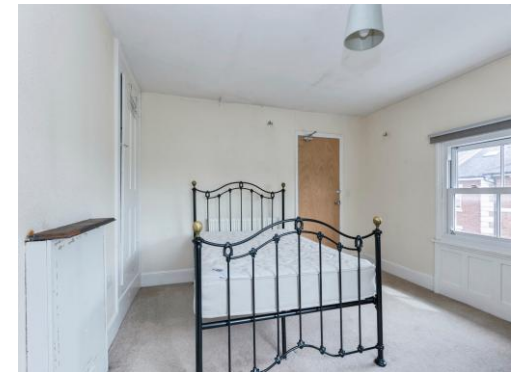
double glazed window which allows plenty of natural light to brighten the space. There is ample room for a double bed, wardrobe, and additional storage, making it a practical and inviting main bedroom ideal for everyday living.

Bedroom Two

Having double glazed window and radiator

Outside

The rear of the property offers a practical outdoor space ideal for bins, storage, or small seating arrangements. Its simple layout keeps upkeep to a minimum while still providing useful external access and functionality for everyday living. There is also a garage providing valuable additional storage









Total floor area 214.9 m² (2,313 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

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22-24 Halford Street
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EPC Rating: E Council Tax Band: C

Tenure: Freehold

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