



**Connells**

Upperton Road  
Leicester



## Property Description

This charming four bedroom, Victorian mid-terrace home on Upperton Road offers a blend of space and functionality, making it an ideal family home.

The ground floor features two large reception rooms, perfect for both relaxing and entertaining, along with a well-equipped kitchen and a convenient downstairs shower room.

Upstairs, you will find three generous double bedrooms and a single bedroom, ideal for a child's room or home office and a family shower room.

To the rear of the property, a small courtyard provides a private outdoor space for enjoying the fresh air.

The home is well-situated, offering easy access to local amenities and transport links.

## Hall

Accessed via the entrance porch is the hallway having wooden flooring, double radiator and staircase to first floor landing.

## Lounge

Bay fronted window, electric fireplace, wooden flooring, double radiator.

## Dining Room

With recess door access to the rear garden, wooden flooring, double panel radiator, TV point and an understairs storage cupboard comprising fuse board and metres.

## Kitchen/Breakfast Room

Modern kitchen fitted with a breakfast bar, a range of wall and base units with worktops. Integrated appliances include a gas hob with extractor fan, double oven, washing machine and tumble dryer with space for an American fridge freezer. Stainless steel sink with drainer, Worcester Combi boiler, tiled floors, windows overlooking the rear garden.

## Store Room

Handy store currently utilised as a pantry cupboard, having tiled flooring.

## Internal Lobby

Internal lobby providing access to the ground floor wc which has a separate shower room and access to the rear garden.

## Wc

Ground floor low level wc with wash hand basin and a window to the rear garden.

## Shower Room

Fitted shower with a rainhall shower head, vanity unit with wash hand basin, chrome heated towel rail and tiled flooring.

## First Floor Landing

L shape landing with a spindle balustrade, loft access having a skylight in the loft.

## Bedroom One

Master bedroom with double glazed window to the front elevation, wooden flooring, double radiator and TV point.

## Bedroom Two

Double bedroom with window to the rear elevation and wooden flooring.

## Bedroom Three

Double bedroom with window to the rear elevation, double radiator and wooden flooring.

## Bedroom Four

Single bedroom with window to side elevation, wooden flooring and a single radiator.

## Shower Room

Fitted shower with a rainhall shower head, vanity unit with wash hand basin, chrome heated towel rail and tiled flooring.

## Wc

Low level wc, wash hand basin, tiled floor with window to the side elevation.

## Outside

To the front is a courtyard style layout with block paving and brick wall surround. On street parking.

To the rear is a courtyard style layout with block paving and raised borders with shrubbery and also having a gated side access from front to rear.









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EPC Rating: E Council Tax  
 Band: C

Tenure: Freehold

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