



Connells  
FOR SALE

Connells

Getliffe Road  
Leicester



## Property Description

**\*\*SHARED OWNERSHIP\*\***

**\*\*Attractive & Well-Located Family Home in Popular Residential Area\*\***

Situated in a sought-after residential location close to local amenities, schools, and convenient transport links, this well-presented property on Getliffe Road offers an excellent opportunity for first-time buyers, growing families, or investors alike.

The accommodation is thoughtfully arranged and provides spacious and versatile living throughout. Upon entering, you are welcomed into a bright and inviting hallway leading to a generous reception room, ideal for both relaxing and entertaining. The kitchen is well-proportioned, offering ample storage and workspace, with scope for modernisation or personalisation.

Upstairs, the property comprises well-sized bedrooms offering comfortable living accommodation, alongside a family bathroom fitted with essential fixtures.

Externally, the property benefits from a private rear garden, providing a great outdoor space for families.

This is a fantastic opportunity to acquire a well-located property with great potential in a popular Leicester location. Early viewing is

highly recommended to fully appreciate the accommodation and opportunity on offer.

## Hall

Welcoming entrance hallway providing access to the main living accommodation, with space for storage and a staircase rising to the first floor

## Ground Floor Wc

Convenient ground floor WC fitted with a low-level toilet and wash hand basin, ideal for guests and everyday use.

## Lounge

Having double glazed window overlooking the front, radiator, featuring ample natural light, providing an ideal space for relaxing and entertaining.

## Kitchen/Dining Room

Fitted with a range of wall and base units, built in oven, hob & extractor hood, space for additional appliances, double glazed window overlooking the rear and patio doors opening onto the rear garden

## First Floor Landing

### Bedroom One

Generous double bedroom offering ample space for furnishings, with a bright outlook providing a comfortable and relaxing environment.

### Bedroom Two

Well-proportioned bedroom offering versatile space, ideal as a guest room, child's bedroom, or home office.

### Bathroom

Fitted with a three piece suite comprising panelled bath with shower over, wash hand basin and low level WC, obscure glazed window and radiator

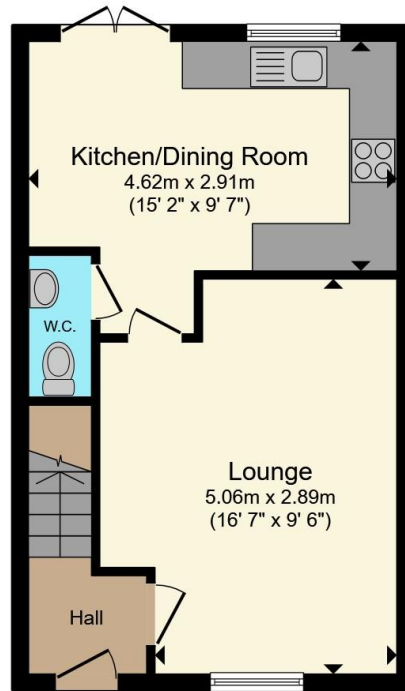
### Outside

The property benefits from a private rear garden, offering a pleasant outdoor space ideal for relaxing, entertaining, or family use. To the front, there is a neat frontage with pathway access to the entrance

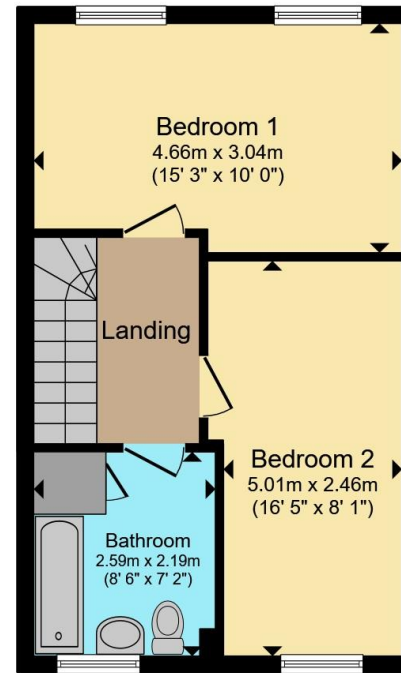








**Ground Floor**



**First Floor**

Total floor area 74.7 m<sup>2</sup> (805 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](http://www.propertybox.io)



To view this property please contact Connells on

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22-24 Halford Street  
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EPC Rating: B Council Tax Band: B

Service Charge: Ask Agent Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LTR326170](http://connells.co.uk/Property/LTR326170)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

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