



Connells

Astill Drive
LEICESTER



Property Description

Located in a well-established and popular residential area of Leicester, this attractive home offers comfortable living accommodation ideal for a range of buyers including first-time purchasers, growing families, or investors.

Astill Drive is situated in the sought-after LE4 area of Leicester, offering convenient access to local shops, supermarkets, schools, and regular bus routes. Excellent transport links provide easy connectivity to Leicester city centre and surrounding areas, making it a practical and well-connected place to live.

The property comprises a welcoming entrance, leading through to a bright and spacious reception room, providing an ideal space for both relaxing and entertaining. To the rear, the kitchen offers a practical layout with ample storage and worktop space.

Upstairs, the home features well-proportioned bedrooms and a family bathroom, offering functional living space with scope to enhance to your own taste.

Externally, the property benefits from a generous rear garden, perfect for outdoor enjoyment.

Porch

Entrance via a front porch providing a practical space for coats and shoes, leading into the main living accommodation.

Lounge

A bright and spacious lounge featuring ample natural light, providing a comfortable space for relaxing and entertaining. Wood flooring, fireplace with surround and radiator

Kitchen

Offering a range of wall and base units with worktop space, built in oven, hob and extractor fan, space for additional appliances and ample space to accommodate dining table, patio doors opening onto the rear garden

Utility Room

A useful additional space providing room for laundry appliances and extra storage. Ideal for keeping household tasks separate from the main kitchen

First Floor Landing

Bedroom One

A spacious and well-proportioned double bedroom, benefiting from plenty of natural light and offering ample space for freestanding furniture, radiator and carpet flooring

Bedroom Two

A well-proportioned bedroom offering versatility for use as a guest room, child's bedroom, or home office. Having double glazed window, radiator and carpet flooring

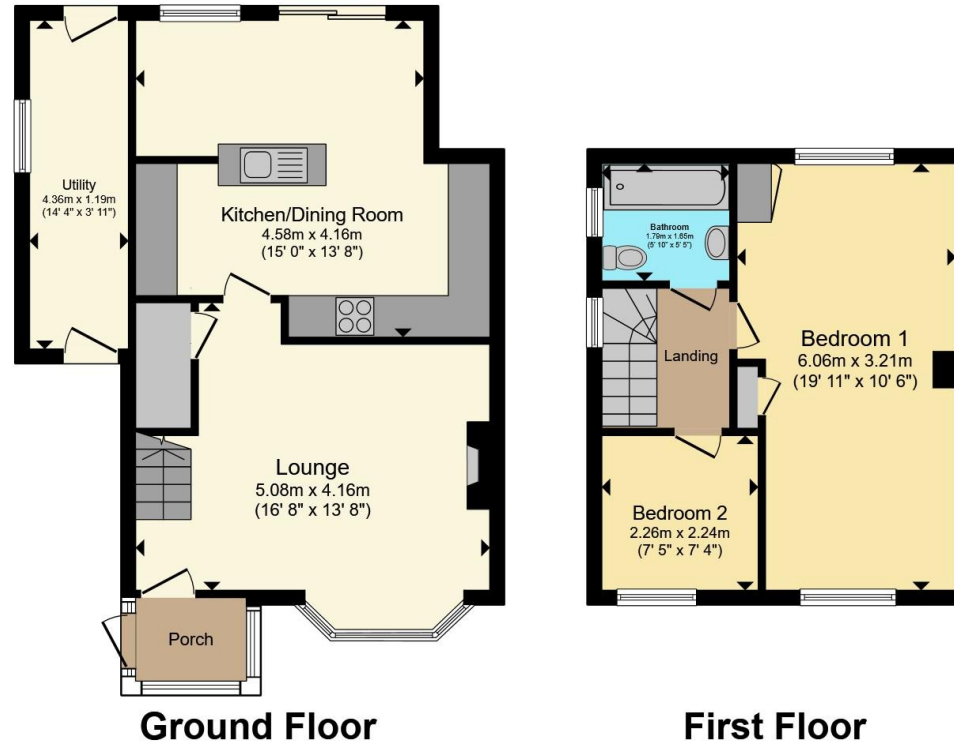
Bathroom

Fitted with three piece suite comprising bath with shower over, low level WC and wash hand basin. Fully tiled walls and obscure glazed window allowing privacy and ventilation









Total floor area 82.2 m² (885 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



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: Council Tax
 Awaited Band: A

view this property online connells.co.uk/Property/LTR326166

Tenure: Freehold



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