Connells

Maris Lane
Leicester

Maris Lane
Leicester LE2 7NZ

for sale offers in excess of
£315,000

Property Description

Situated within a popular modern residential development in the sought-after Aylestone area of Leicester, this attractive three-bedroom mid-terrace home offers spacious and well-presented accommodation, making it an ideal purchase for first-time buyers, growing families, or investors.

The accommodation is arranged over two floors and comprises a welcoming entrance hall, a generous lounge, a contemporary fitted kitchen/dining area with ample space for family living and entertaining, together with a convenient ground-floor WC. To the first floor are three well-proportioned bedrooms and a modern family bathroom.

Externally, the property enjoys a private rear garden, providing an excellent space for outdoor dining and relaxation. The home also benefits from off-road parking and occupies a pleasant position within this established residential neighbourhood.

Maris Lane is ideally located for easy access to Leicester city centre, Leicester Royal Infirmary, Fosse Shopping Park, local schools, everyday amenities, and major transport links including the M1, M69 and Leicester Railway Station, making it an excellent choice for commuters and families alike.

Early viewing is highly recommended to appreciate the space, location, and quality of accommodation on offer.

Hallway

Providing access to the ground floor accommodation, with stairs rising to the first floor

Lounge

A bright and spacious lounge offering ample room for both seating and entertaining. Featuring a pleasant outlook to the front aspect, this comfortable reception room provides the perfect space for relaxing with family and friends.

Ground Floor Wc

Conveniently located off the entrance hall, the ground floor WC is fitted with a low-level WC and wash hand basin, providing practical everyday convenience for residents and guests.

Kitchen/Dining Room

A modern and stylish kitchen/dining room fitted with a range of wall and base units, complementary work surfaces and space for appliances. The dining area provides ample room for a family dining table, making it an ideal space for everyday living and entertaining, with access to the rear garden.

First Floor Landing

Bedroom Two

Double glazed window and radiator

Bedroom Three

Double glazed window, radiator and carpet flooring

Bathroom

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

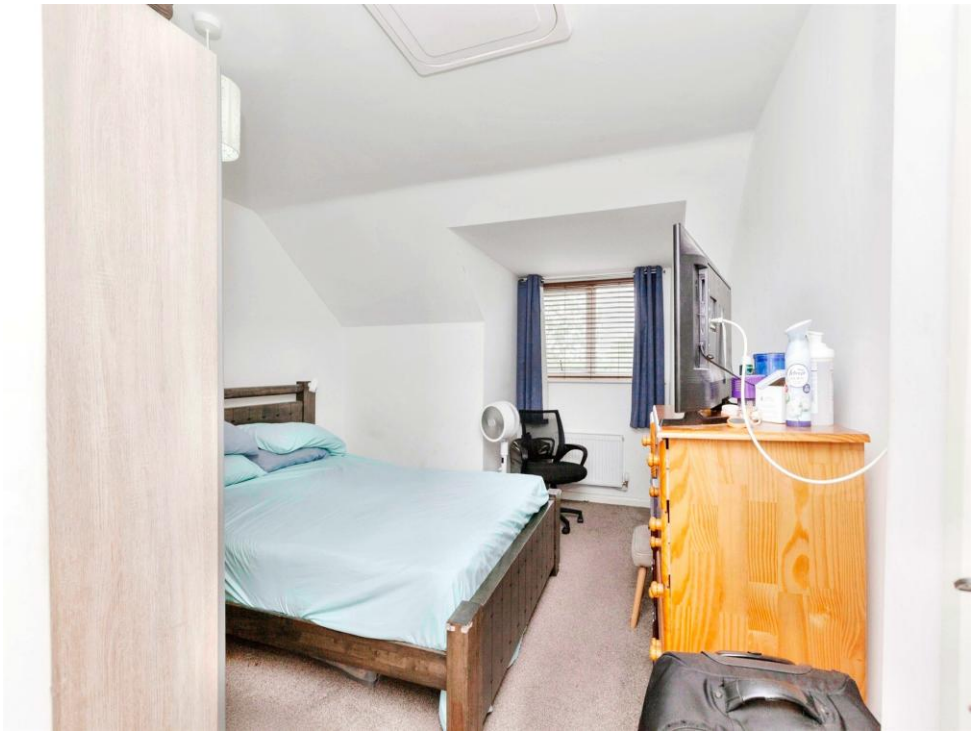
Second Floor Landing

Bedroom One

A spacious and well presented principal bedroom offering ample room for a double bed and additional furniture. Benefiting from plenty of natural light, this comfortable retreat provides an ideal space to relax and unwind.

En-Suite

En-suite shower room serving the principal bedroom, fitted with a shower enclosure, low-level WC and wash hand basin.



Ground Floor **First Floor** **Second Floor**

Total floor area 93.6 m² (1,008 sq.ft.) approx

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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: C

Tenure: Freehold

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