



Connells

Cross Hedge Close
Leicester

Cross Hedge Close Leicester LE4 0UD

for sale offers in excess of
£180,000



Property Description

Offers a fantastic opportunity to acquire a well-presented family home in a convenient and well-established residential location.

Situated within the popular LE4 area, this spacious property provides comfortable and practical accommodation throughout, making it an ideal purchase for first-time buyers, growing families, or investors alike.

The accommodation comprises a welcoming reception room, a fitted kitchen with ample storage and workspace, well-proportioned bedrooms, and family bathroom facilities designed to meet the demands of modern living.

The property benefits from a layout that offers flexibility for a variety of buyers, with bright and airy living spaces creating a warm and inviting atmosphere throughout. Externally, there is potential for outdoor enjoyment, providing the perfect setting for relaxing, entertaining, or family activities.

Cross Hedge Close is conveniently positioned close to a range of local amenities, including shops, supermarkets, schools, parks, and leisure facilities. Excellent transport connections provide easy access to Leicester city centre and surrounding areas, making the property well placed for commuters and families alike. The property is located within a predominantly residential neighbourhood in the LE4 postcode area.

This is a wonderful opportunity to secure a home in a sought-after Leicester location, offering excellent potential and convenience in equal measure.

Hallway

A welcoming entrance hallway providing access to the principal ground-floor accommodation. Offering a bright and practical first impression, the space benefits from stairs rising to the first floor

Lounge

A spacious and inviting lounge offering the perfect space for relaxing and entertaining. Benefiting from ample natural light, the room provides a comfortable family living area with plenty of space for a range of furnishings, creating a warm and welcoming atmosphere throughout.

Ground Floor Wc

A convenient ground floor WC fitted with a low-level wash hand basin and WC. Ideally positioned for guests and everyday family use, this practical addition enhances the functionality of the home

Kitchen/Dining Room

A spacious kitchen/dining room fitted with a range of wall and base units, providing ample storage and work surface space for everyday cooking. The room offers plenty of space for a dining table and chairs, making it an ideal setting for family meals and entertaining guests. Bright and practical throughout, this versatile space forms the heart of the home.

First Floor Landing

Bedroom One

Having double glazed window, radiator and carpet flooring

Bedroom Two

Double glazed window, radiator and carpet flooring

Bedroom Three

Ideal for use as a child's room or hobby room, double glazed window and radiator

Wet Room

Practical wet room fitted with a shower area, wash hand basin, and WC. Designed for ease of use and low-maintenance living

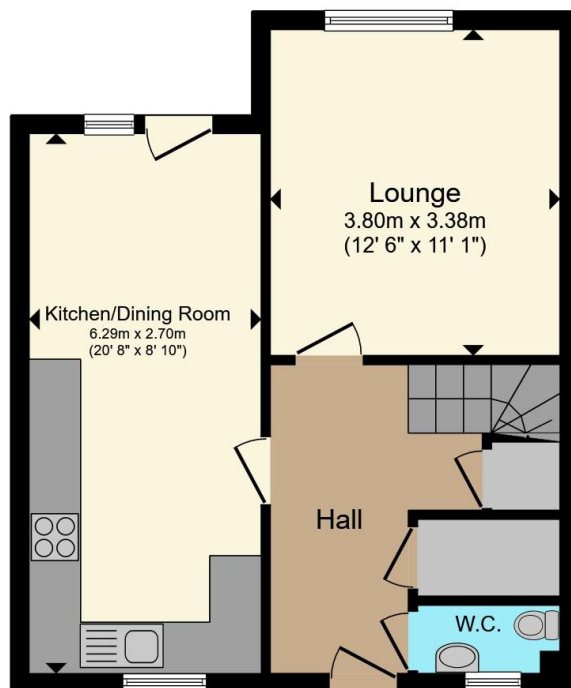
Outside

The rear garden is mainly laid to lawn with wood panel fencing

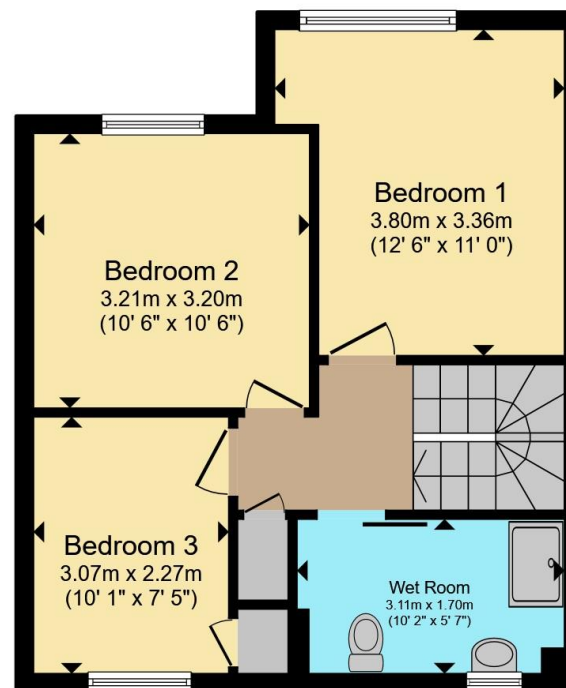








Ground Floor



First Floor

Total floor area 85.8 m² (923 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

Connells

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

Tenure: Freehold

view this property online connells.co.uk/Property/LTR326234



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LTR326234 - 0002