



Connells

Reeth Close
Leicester



Property Description

Connells are delighted to present this spacious and well-appointed family home situated within a popular residential cul-de-sac in the sought-after LE4 area of Leicester. The property enjoys a convenient location with excellent access to local amenities, schools, shopping facilities, public transport links and major road networks, making it an ideal choice for families and commuters alike. Reeth Close is located within the Beaumont Leys area of Leicester.

Internally, the property offers generously proportioned accommodation arranged over multiple levels, providing flexible living space to suit a variety of lifestyles. The home features bright and welcoming reception areas, a fitted kitchen, well-sized bedrooms and family bathroom facilities, all presented to create a comfortable living environment.

Outside, the property benefits from a private rear garden, offering an excellent space for outdoor dining, entertaining and family enjoyment. To the front, there is convenient access and parking available within the development.

This fantastic home offers an excellent opportunity for first-time buyers, growing families or investors seeking a property in a well-established residential location.

Early viewing is highly recommended to appreciate the accommodation and location on offer.

Hallway

A welcoming entrance hallway providing access to the principal ground floor accommodation and stairs rising to the first-floor landing

Ground Floor Wc

This convenient ground floor cloakroom is ideal for guests and everyday family use. Fitted with a low-level WC and wash hand basin

Lounge

The room benefits from a front-facing window allowing plenty of natural light. Featuring a radiator, ceiling light point, and ample room for a range of living room furniture.

Kitchen/Dining Room

Well-appointed kitchen/dining room, thoughtfully designed to provide both practical workspace and ample room for family dining. The kitchen is fitted with a range of wall and base units with complementary work surfaces, incorporating space for appliances. The dining area offers plenty of room for a table and chairs, making it an ideal space for everyday family meals and entertaining guests.

First Floor Landing

Bedroom One

A spacious principal bedroom offering a comfortable retreat, featuring a front-facing window providing ample natural light. Well-presented throughout and complemented by access to the en-suite shower room.

En-Suite

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

Bedroom Two

A well-proportioned second bedroom offering versatile accommodation, ideal as a guest room, features a radiator and ceiling light point.

Bedroom Three

A good-sized third bedroom offering flexible accommodation to suit a variety of needs, whether as a children's room, guest bedroom, nursery, or home office.

Bathroom

A contemporary family bathroom fitted with a three-piece suite comprising a panelled bath with shower over, low-level WC, and wash hand basin. Further features include a radiator and ceiling light point, creating a practical and comfortable space for everyday use.

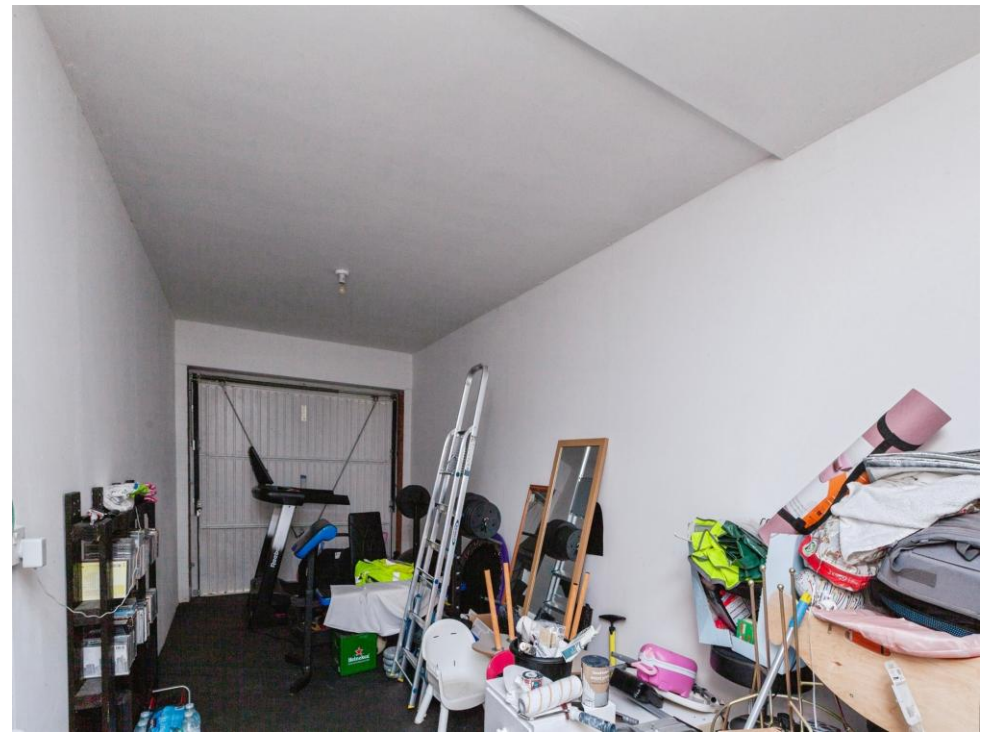
Outside

To the rear of the property is a private enclosed garden, providing an ideal space for outdoor relaxation, family activities, and entertaining. The garden offers a combination of patio and lawn areas, creating a low-maintenance yet attractive outdoor environment. Boundaries are enclosed by fencing for added privacy and security. A useful garage providing providing secure parking or additional storage space. Benefiting from an up-and-over door, the garage offers practical versatility and complements the property's external parking facilities.

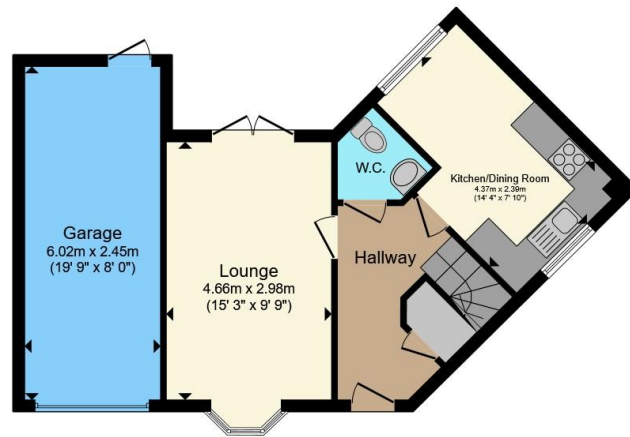
Buyer A.M.L. Fee

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

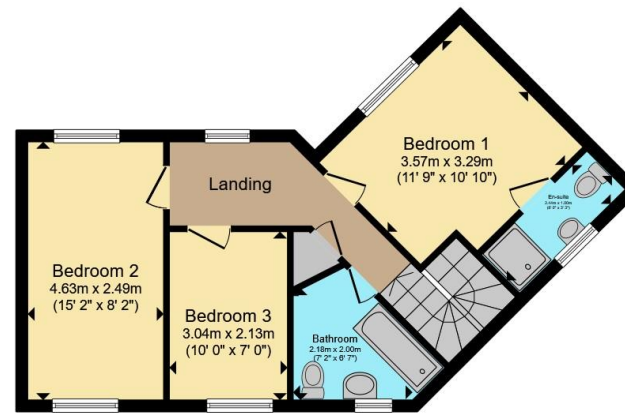








Ground Floor



First Floor

Total floor area 97.6 m² (1,051 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

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EPC Rating: C Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LTR326185



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