



Connells

Old Saffron Lane
Leicester



Property Description

Situated in a highly convenient and established residential location, this well-presented two-bedroom end townhouse offers an excellent opportunity for first-time buyers, investors, or those looking to downsize.

The accommodation comprises an entrance hallway leading to a spacious living room and a fitted kitchen/diner, with the added benefit of a ground floor WC. To the first floor are two well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a private rear garden, providing an ideal space for outdoor relaxation and entertaining.

Ideally located on Old Saffron Lane, the property is within easy reach of Leicester City Centre, Leicester Royal Infirmary, Leicester University, local shops, schools, supermarkets and excellent transport links.

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

Lounge

A bright and welcoming lounge featuring a front-facing window allowing plenty of natural light, offering ample space for both seating and entertainment furniture. The room provides a comfortable living environment and serves as an ideal space for relaxing or entertaining guests. Access leads through to

the kitchen/diner and staircase rising to the first-floor accommodation.

Ground Floor Wc

Fitted with a low-level WC and wash hand basin, this useful cloakroom provides practical convenience for both residents and guests.

Kitchen/Dining Room

A spacious and well-appointed kitchen/dining room fitted with a range of wall and base units with complementary work surfaces, incorporating a sink and drainer unit. There is space for a cooker, fridge/freezer and additional appliances. The dining area provides ample room for a family dining table, making it an ideal space for everyday living and entertaining. A rear-facing window and door give access to the garden whilst allowing plenty of natural light to fill the room.

First Floor Landing

Bedroom One

A generously sized principal bedroom featuring a front-facing window that provides plenty of natural light. Offering ample space for a double bed and a range of bedroom furniture

Bedroom Two

A well-proportioned second bedroom featuring a double glazed window and radiator. This versatile room offers space for a single bed, home office setup, nursery, or guest accommodation

Bathroom

Fitted with a three-piece suite comprising a panelled bath with shower over, low-level WC and wash hand basin. The bathroom is complemented by tiled surrounds, an obscured window providing natural light and ventilation, and offers a practical and comfortable space for everyday use.

Store

A useful storage cupboard providing valuable additional space for household items, cleaning equipment and everyday essentials.

Outside

To the front of the property is a low-maintenance frontage with a pathway leading to the main entrance. The rear garden is enclosed by timber fencing, providing a good degree of privacy and creating an ideal space for outdoor relaxation and entertaining. The garden offers a combination of patio and lawn areas, with ample space for outdoor furniture, children's play equipment or planting.

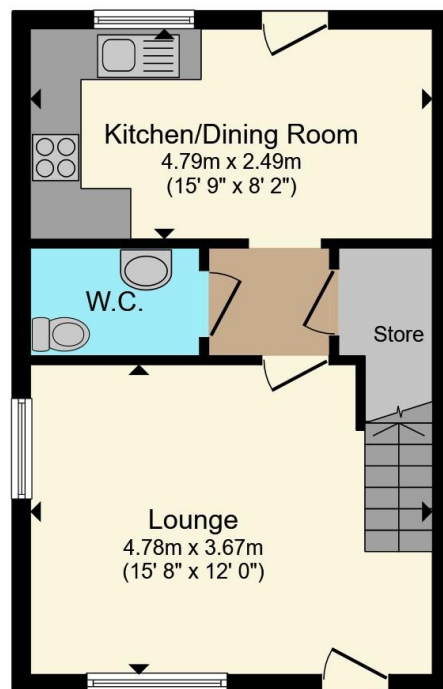
Buyers A.M.L. Fee

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.

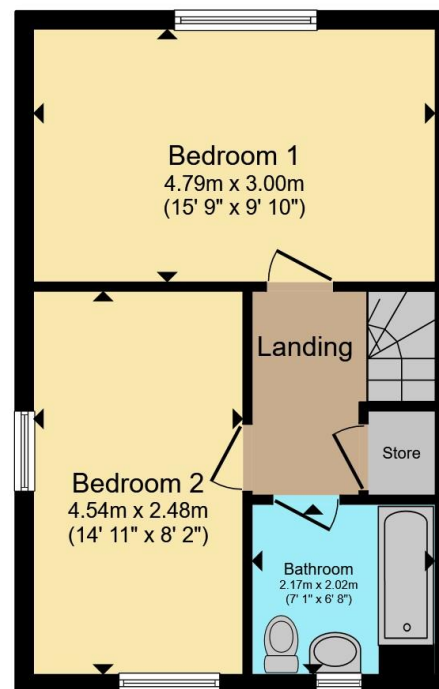








Ground Floor



First Floor

Total floor area 72.6 m² (781 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: B Council Tax
Band: B

Tenure: Freehold

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