

Connells

Arnesby Crescent
Leicester

Arnesby Crescent
Leicester LE2 6QZ

for sale
£240,000







Property Description

Connells are delighted to offer this three-bedroom semi-detached home situated in a popular residential location within LE2. The property offers well-proportioned accommodation throughout, including a spacious lounge, fitted kitchen, three good-sized bedrooms and a family bathroom.

Externally, the home benefits from attractive front and rear gardens, providing excellent outdoor space for families and those who enjoy gardening. A particular feature of the property is the workshop, offering versatile space suitable for storage, hobbies, DIY projects or potential home-working use.

Conveniently located close to local schools, shops, amenities and transport links, this property presents an excellent opportunity for first-time buyers and families.

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

Sitting/Dining Room

A spacious and versatile open-plan sitting/dining room featuring wooden flooring, a decorative fireplace with timber surround, and ample space for both lounge and dining furniture. French doors and a large rear-facing window allow plenty of natural light to fill the room while providing direct access to the rear garden, creating an ideal space for relaxing, entertaining and family living.

Kitchen

Fitted with a range of wall and base units with complementary work surfaces, this well-proportioned kitchen offers ample storage and preparation space. The room benefits from dual-aspect windows allowing plenty of natural light, tiled splashbacks, inset sink and drainer, and space for a range of appliances. A door provides convenient access to the adjoining accommodation and rear garden, making it a practical space for everyday family living.

First Floor Landing

Bedroom One

A generous double bedroom benefiting from a large window and finished with neutral décor, it provides comfortable accommodation with space for wardrobes, bedside furniture and additional storage.

Bedroom Two

A well-proportioned double bedroom with a window allowing for plenty of natural light, the room provides comfortable and versatile accommodation, making it ideal for family members, guests, or use as a home office if required.

Bedroom Three

A well-sized single bedroom offering flexible accommodation, ideal for use as a child's bedroom, guest room or home office.

Bathroom

A spacious family bathroom fitted with a three-piece suite comprising a panelled bath with shower over, pedestal wash hand basin and low-level WC. The room benefits from tiled walls, two obscured windows providing natural light and ventilation, and ample floor space, creating a bright and practical bathroom suited to modern family living.

Outside

The rear garden has been designed for low-maintenance enjoyment, featuring an extensive decked seating area that provides the perfect space for outdoor dining and entertaining. Beyond the decking, the garden offers further gravelled sections with space for planting and recreation. A substantial workshop/outbuilding is positioned to the rear, providing excellent storage or hobby space. The garden is enclosed by fencing, offering a good degree of privacy and a secure environment for families and pets.













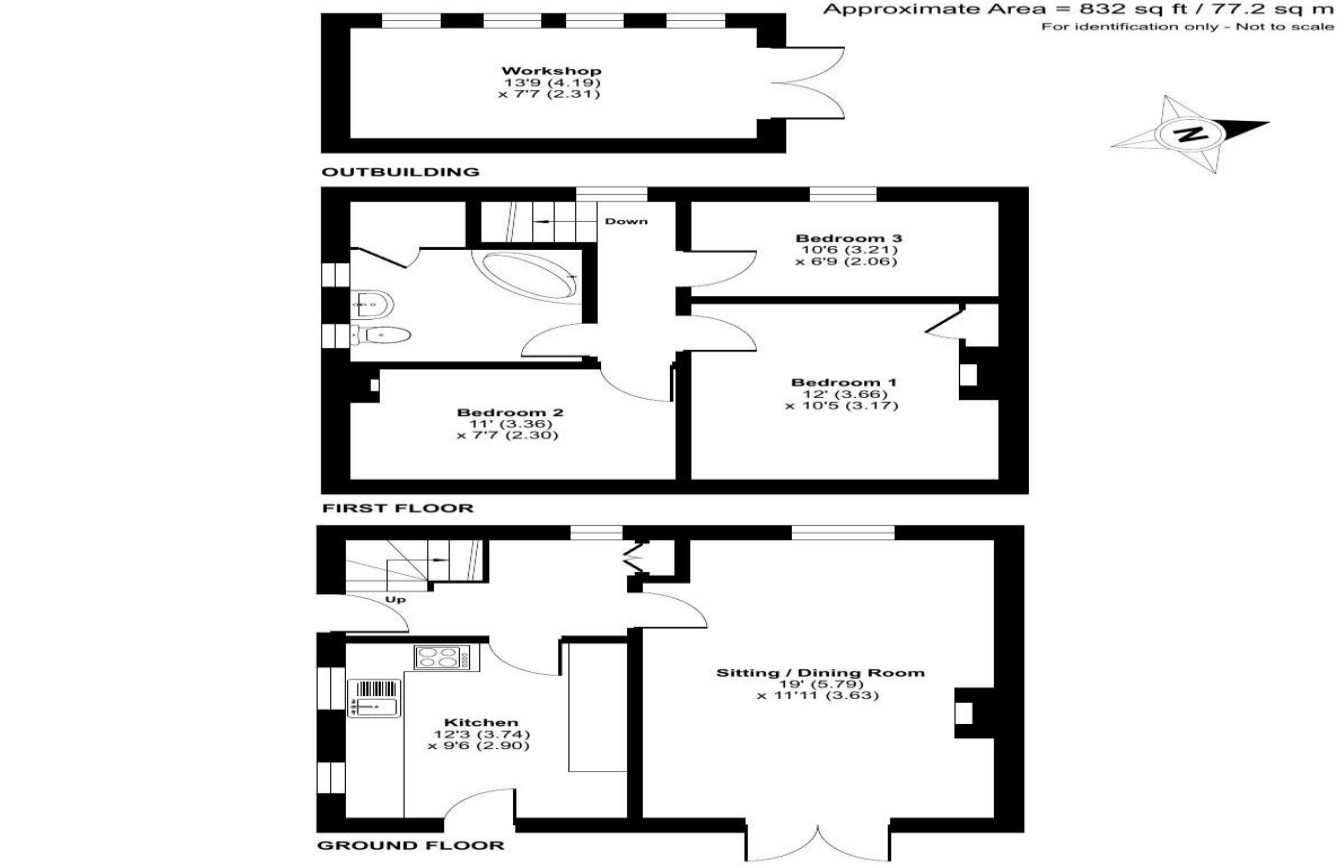




Arnesby Crescent, Leicester, LE2

Approximate Area = 832 sq ft / 77.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Flyp Homes Limited. REF: 1540346

To view this property please contact Connells on

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22-24 Halford Street
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EPC Rating: D

Council Tax Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/LTR326842

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.

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