



**Connells**

The Greenway  
Leicester



## Property Description

A bright and well-proportioned semi-detached home in a popular Leicester location. The Greenway sits within the Belgrave ward, a well-connected and diverse part of Leicester known for its community feel, amenities, and good access to employment, education, and leisure. Belgrave is one of Leicester's most vibrant and well-connected districts, known for its mix of independent shops, cultural landmarks, parks, and excellent transport links into the city centre.

This home suits families wanting generous living space, buyers looking for a property with scope to modernise, or anyone seeking a well-located home in a stable, established neighbourhood.

The internal accommodation comprises of a central hallway with stairs rising to the first floor, a bright, generously sized living room, rear dining room / second reception positioned to overlook the garden, extended kitchen and downstairs wet room. Upstairs, there are three bedrooms and a family bathroom. Outside, there is a good-sized, enclosed rear garden with wooden fencing to allow privacy.

Early viewing is strongly recommended to appreciate the space, setting and possibilities this property provides.

## Entrance Hall

The entrance hall opens into a bright living space with a straight staircase rising to the first floor and doors leading to the main ground-floor rooms.

## Lounge

Having a large bay window overlooking the front, radiator and carpet flooring

## Kitchen/Dining Room

The kitchen is fitted with a range of wall and base units with ample worktop space, built in oven, hob and extractor fan, part tiled walls, tiled flooring and double glazed window overlooking the rear. It comfortably accommodates a family dining table and benefits from views to the garden through patio doors

## Office

A well-proportioned room that works perfectly for focused work, study, or flexible family use, having gas central heating radiator and carpet flooring

## Utility Room

Having double glazed window overlooking the rear, fitted base units and stainless steel sink with mixer taps and radiator

## Wet Room

A walk-in shower area with a wall-mounted shower head, wash hand basin and low level WC

## First Floor Landing

## Bedroom One

This room is a large front-facing double bedroom with a wide window that brings in excellent natural light throughout the day, built in mirrored wardrobes, radiator and carpet flooring

## Bedroom Two

Having double glazed window, radiator and carpet flooring

## Bedroom Three

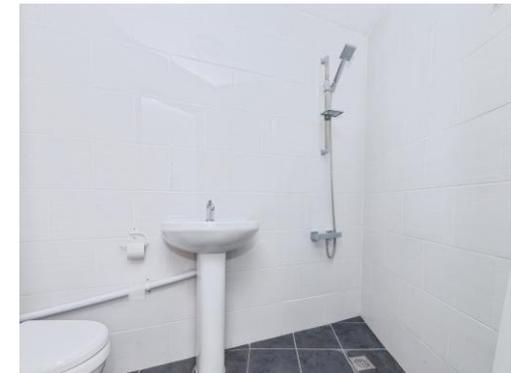
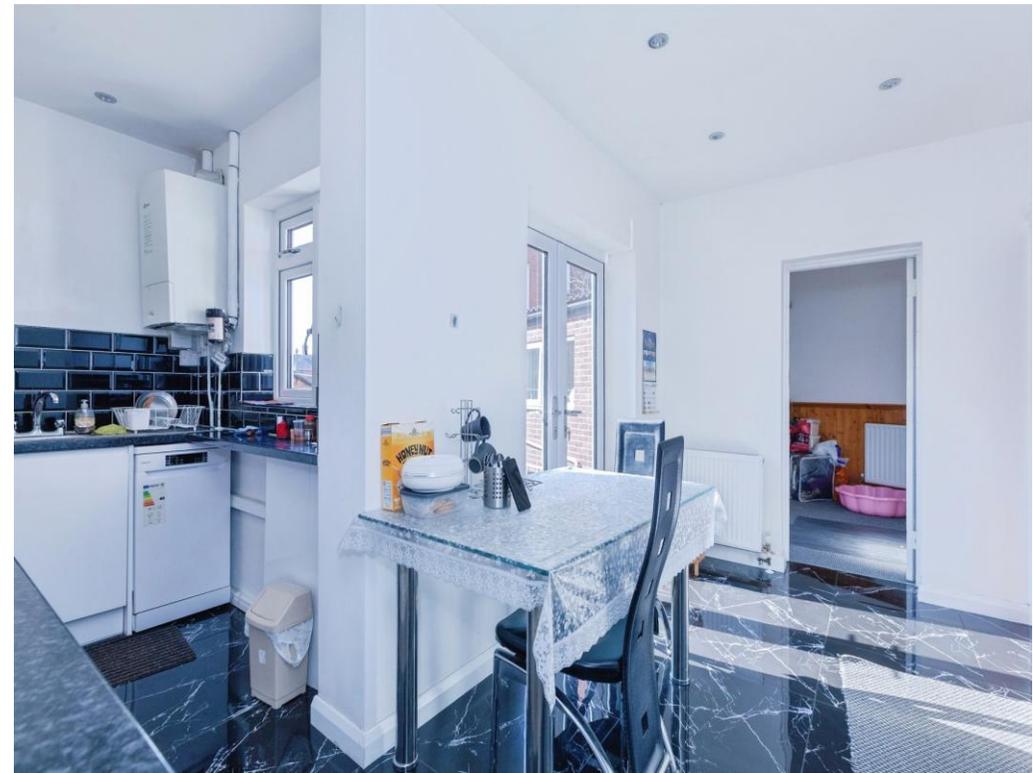
A comfortable single bedroom positioned to the rear of the house. Its proportions makes it ideal for a child's room, guest room, or a compact secondary workspace

## Bathroom

Fitted with a white three piece suite comprising panelled bath, wash hand basin and low level WC. Obscure glazed window and tiled flooring

## Outside

The house sits set back from the road, giving it a pleasant, open feel as you approach. A private driveway provides convenient off-road parking, with enough space for multiple vehicles. The rear garden is a good-sized, enclosed space with secure fencing









Total floor area 88.3 m<sup>2</sup> (950 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](http://www.propertybox.io)



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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

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