



## 59 Hughenden Drive, Leicester. LE2 7PX

- Two Double Bedroom End Townhouse
- Close Proximity To City Centre
- Ent Area, Breakfast Kitchen, Lounge
- Landing, Two Bedrooms, Shower Room/Wc
- Good Sized Rear Garden With Patio Area
- Gas Fired Central Heating System & Double Glazing
- EPC Rating Awaited & Council tax Band A



## PROPERTY DESCRIPTION

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A well presented two double bedroom end townhouse in close proximity to the city centre. This spacious home would make an ideal professional or first time purchase. In brief the property comprises of entrance area, lounge with window to front and French doors opening out to the rear. The breakfast kitchen is fitted with a range of cream high gloss wall and base units with windows to the front and rear and UPVC door to the side. Upstairs the landing leads to two double bedrooms, the primary with built in robes and second with drop down ladder to the boarded loft. The upstairs is concluded by the recently refurbished shower room with window to the rear. Externally to the front there is a walled area with open views and gate to rear. To the rear there is a good sized garden which is mainly laid to lawn with patio area and fenced surround. The property benefits from gas central heating and double glazing and early viewing is highly recommended to appreciate this spacious home. EPC rating awaited and council tax band A.



## ROOM DESCRIPTIONS

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### Ent Hall

### Lounge

14' 5" x 11' 5" max (4.39m x 3.48m)

### Breakfast Kitchen

14' 5" x 10' 11" max (4.39m x 3.33m)

### Landing

### Bedroom

14' 5" x 11' 4" into robes (4.39m x 3.45m)

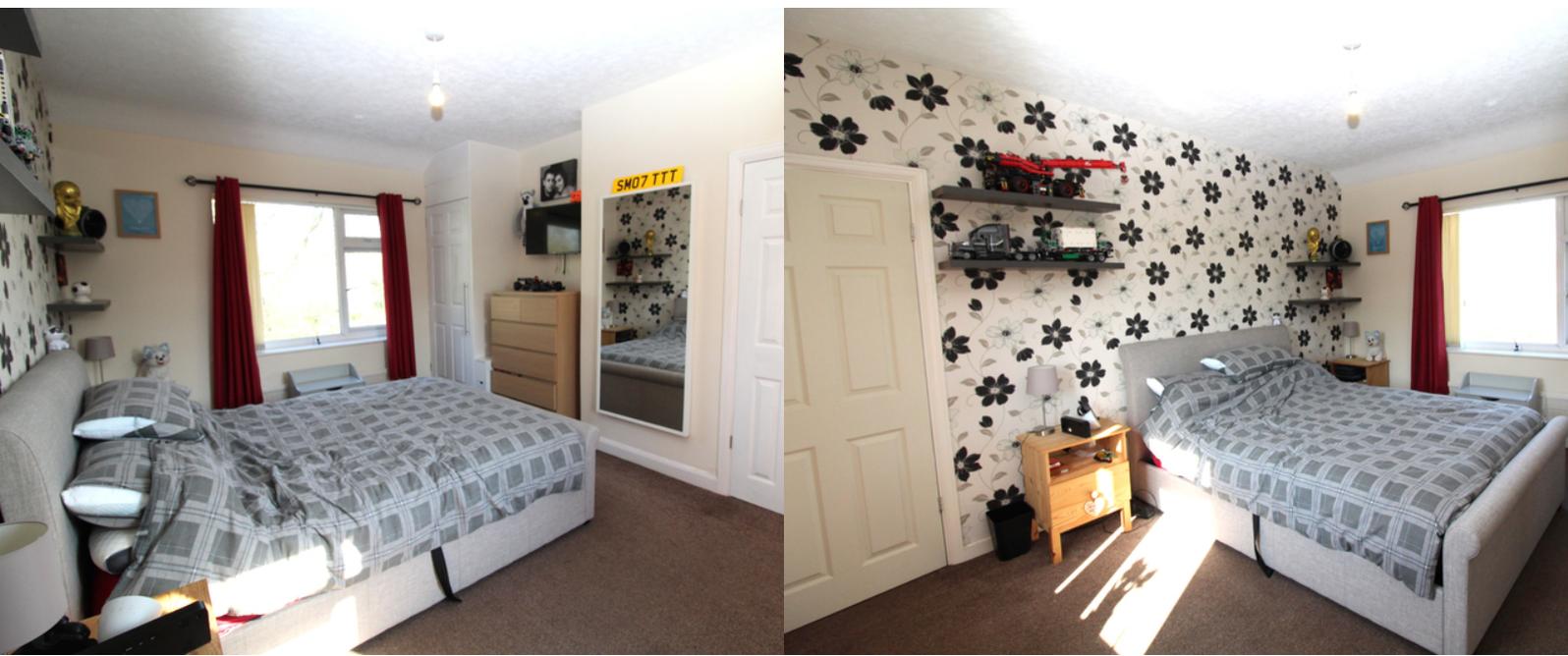
### Bedroom

11' 0" x 8' 9" max (3.35m x 2.67m)

### Shower Room

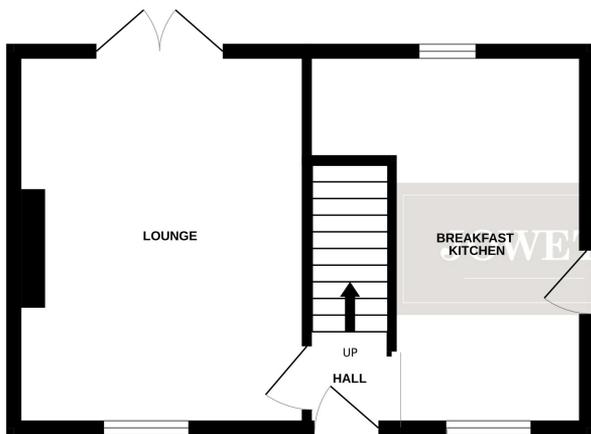
### External

### Rear Garden

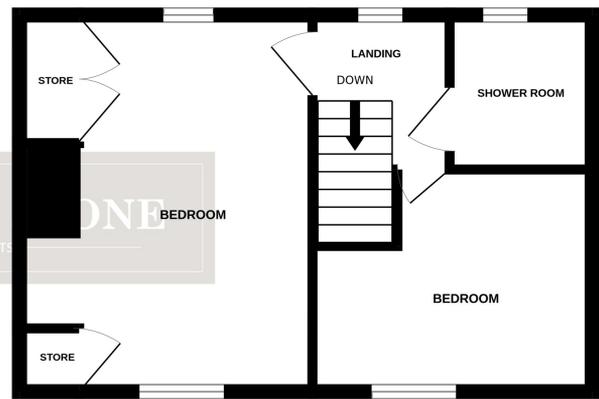


# FLOORPLAN

GROUND FLOOR  
327 sq.ft. (30.4 sq.m.) approx.



1ST FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 650 sq.ft. (60.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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