



## 17c Holmfield Avenue West, Leicester, LE3 3FE

OFFERED WITH NO UPWARD CHAIN

An opportunity to purchase a deceptive detached property located in a much favoured location of Leicestershire. In brief this detached property consists of driveway and integral garage leading to entrance hallway, downstairs WC/cloakroom, spacious lounge, open plan kitchen/diner, utility, conservatory, six bedrooms with bedroom one having an en suite and a family bathroom with separate shower cubicle. To the rear of the property you will find a patio area leading onto a long lawn. The property has been recently decorated throughout and internal inspection is highly recommended to appreciate the property on offer.

**Offers In Excess Of £425,000**

# 17c Holmfield Avenue West

Leicester Forest East, Leicester, LE3 3FE



- SIX BEDROOM DETACHED PROPERTY
- OFFERED WITH NO UPWARD CHAIN
- COUNCIL BAND E
- POPULAR LOCATION
- LARGE REAR GARDEN
- CALL TODAY
- VIEWING ADVISED
- EPC RATING C

FRONT ELEVATION

ENTRANCE HALLWAY

DOWNSTAIRS WC/CLOAKS

LOUNGE

9'11" x 21'7" (3.03 x 6.6 )

BREAKFAST KITCHEN WITH DINING AREA

12'11" x 20'8" (3.95 x 6.3 )

UTILITY ROOM

CONSERVATORY

9'10" x 9'2" (3 x 2.8 )

STAIRS TO FIRST FLOOR

BEDROOM ONE

10'7" x 16'0" (3.25 x 4.9 )

EN SUITE

BEDROOM TWO

8'10" x 13'9" (2.7 x 4.2)

BEDROOM THREE

9'10" x 13'11" (3 x 4.25)

BEDROOM FOUR

8'10" x 13'7" (2.7 x 4.2)

FAMILY BATHROOM WITH

SEPARATE SHOWER CUBICLE

STAIRS TO SECOND FLOOR

BEDROOM FIVE

12'1" x 21'3" (3.7 x 6.5 )

BEDROOM SIX

12'1" x 21'3" (3.7 x 6.5 )

DRIVEWAY WITH GARAGE

REAR ENCLOSED LARGE GARDEN



Directions





# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

