



33 Western Avenue, Leicester, LE8 8BS

We are delighted to offer to the market this immaculate three bedroom detached family home in the much favoured location of Fleckney. The property is finished to a high standard and an internal inspection is highly recommended to appreciate the property on offer. The property comprises of entrance hall, downstairs WC/Cloaks, lounge, kitchen/diner, conservatory, three bedrooms and a family bathroom. Externally there is a driveway leading to a garage which has been part converted into an office/workshop and a rear enclosed garden.

The property provides good access for all local amenities and good performing schools.

Price £310,000

33 Western Avenue

Fleckney, Leicester, LE8 8BS



- MODERN DETACHED FAMILY HOME
- POPULAR LOCATION
- VIEWING ADVISED
- PARTIALLY CONVERTED GARAGE/HOME OFFICE
- INTERNAL FINISH IS TO A HIGH STANDARD
- SPACIOUS LOUNGE
- MODERN FITTED KITCHEN
- DRIVEWAY WITH AMPLE PARKING
- COUNCIL TAX BAND C
- EPC RATING C

FRONT ELEVATION

ENTRANCE HALLWAY

DOWNSTAIRS WC/CLOAKS

5'6" x 3'7" (1.7 x 1.10)

LOUNGE

15'3" x 11'9" (4.66 x 3.6)

KITCHEN/DINER

18'8" x 10'9" (5.7 x 3.3)

CONSERVATORY

10'9" x 9'2" (3.3 x 2.8)

STAIRS AND LANDING

BEDROOM ONE

11'8" x 11'6" (3.57 x 3.51)

BEDROOM TWO

8'8" x 11'6" (2.65 x 3.51)

BEDROOM THREE

6'11" x 6'11" (2.12 x 2.12)

FAMILY BATHROOM

DRIVEWAY WITH

GARAGE/OFFICE

REAR ENCLOSED GARDEN

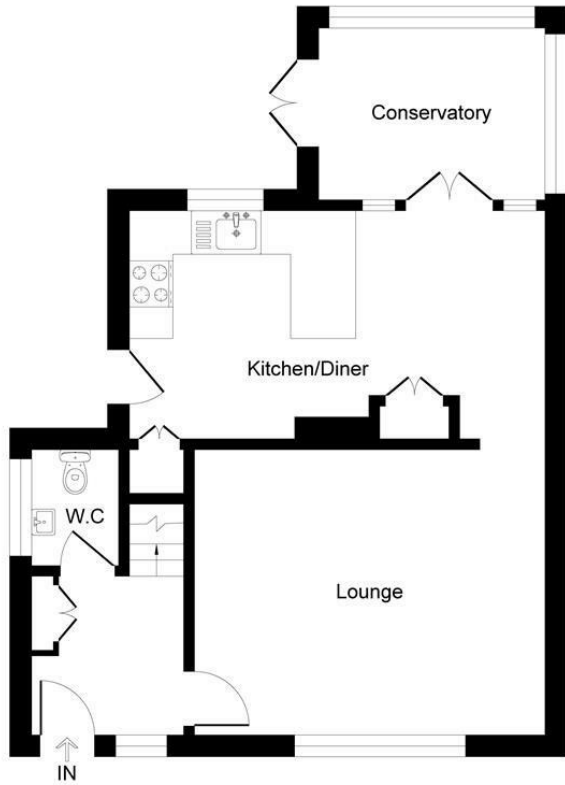


Directions

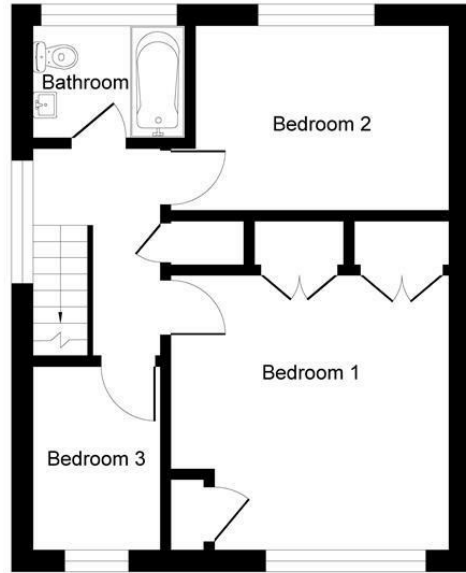


Floor Plan

Western Avenue Fleckney LE8 8BS



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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.

