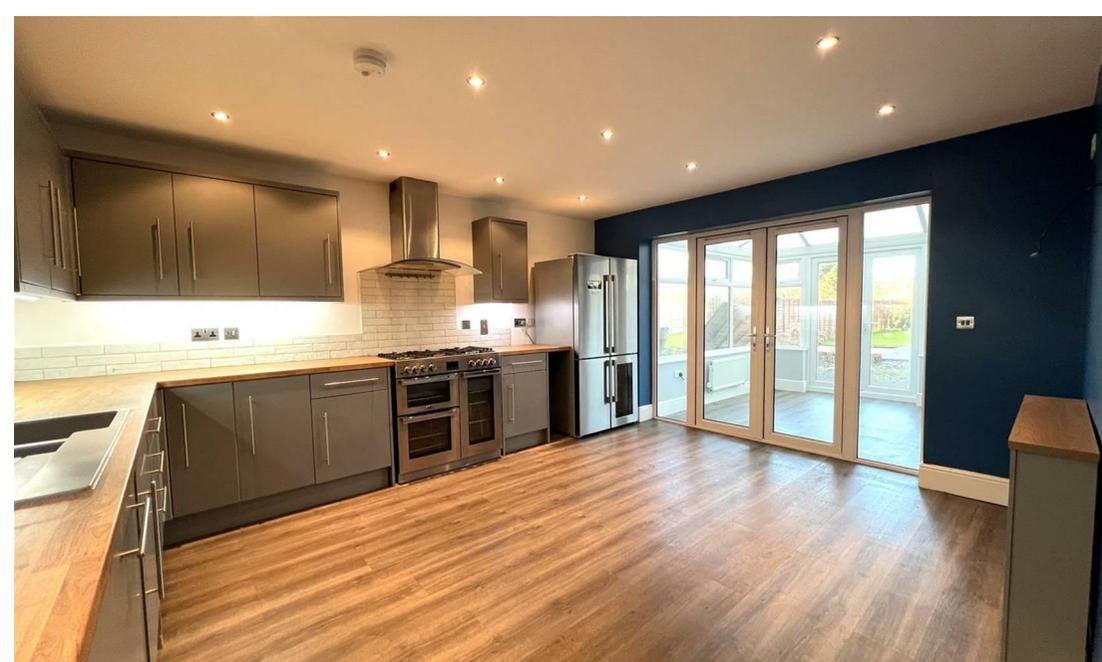




Holmfield Avenue West, Leicester Forest

East Leicester 7 3 1 C





SellMyHome are proud to present to market this FANTASTIC 7 BEDROOM DETACHED HOME!

Offering approximately 2,700 sq. ft. of flexible living space, this impressive seven-bedroom residence is perfect for large families or those seeking a home with multi-generational living potential.

Upon entering, you are welcomed by a generous entrance hall, featuring a staircase leading to the first floor and access to a convenient downstairs WC. The spacious lounge boasts a charming walk-in bay window, flooding the room with natural light.

To the rear, the heart of the home is the stunning dining kitchen, beautifully appointed with bespoke wall and base units, a contrasting work surface, space for a range-style cooker and American-style fridge/freezer, plus a built-in dishwasher. French doors open into a bright conservatory, offering delightful garden views.

A separate utility room provides additional storage, internal access to the integral double garage, and an external door leading to the gardens.

The first-floor landing leads to an exceptional master suite, complete with an extensive range of fitted wardrobes and a high-quality, fully tiled en-suite shower room. Two additional generous double bedrooms each benefit from fitted wardrobes and their own en-suite shower rooms. There are also two further well-sized bedrooms and a beautifully appointed family bathroom.

The top floor offers two large double bedrooms, each featuring Velux windows for added light and character.

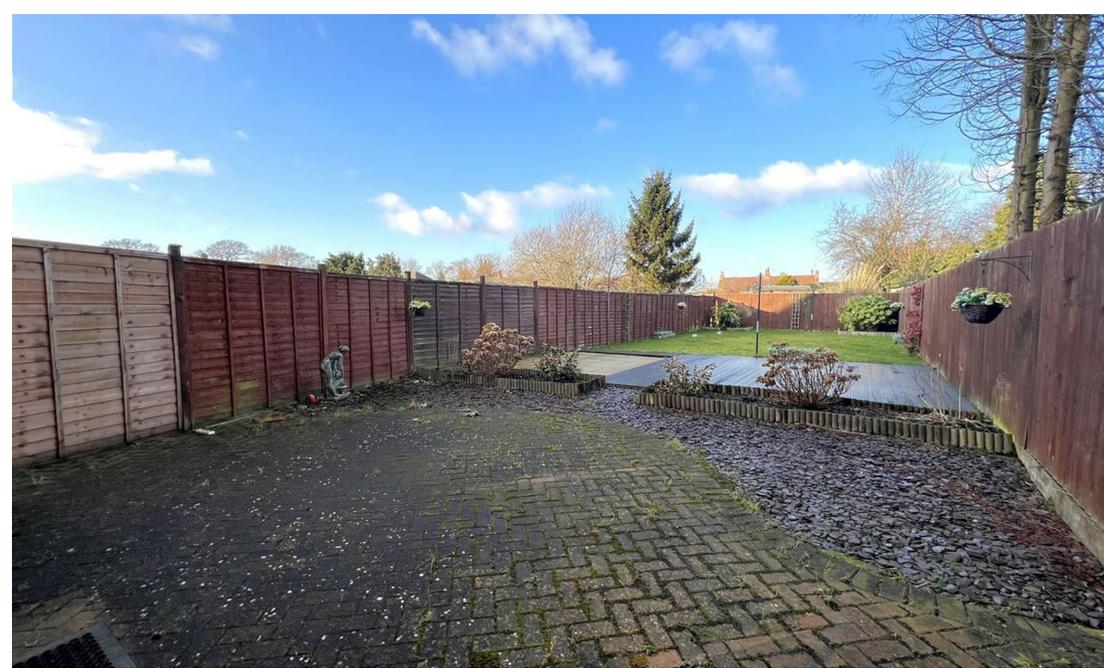
Outside, a block-paved area provides access to the integral double garage, which features two electrically operated up-and-over doors. The rear garden is a fantastic space for relaxing and entertaining, with a lawn, patio, and decking area.

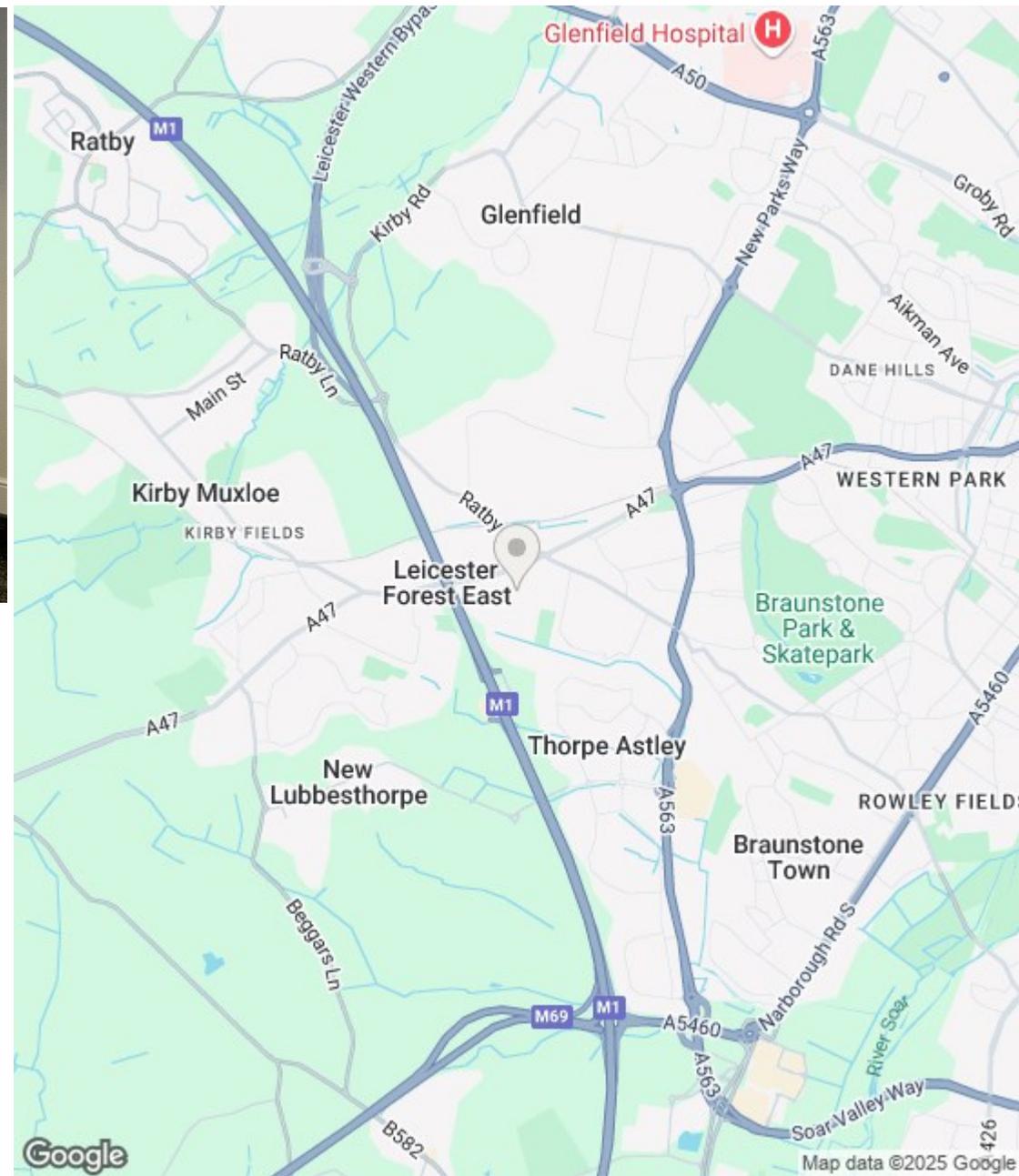
Please note: The property does not have driveway parking at the front. However, the boundary is marked by a row of blue blocks in the block paving, and right of access is granted over the adjoining driveway.

Contact SellMyHome to book your viewing appointment!

Price: £425,950







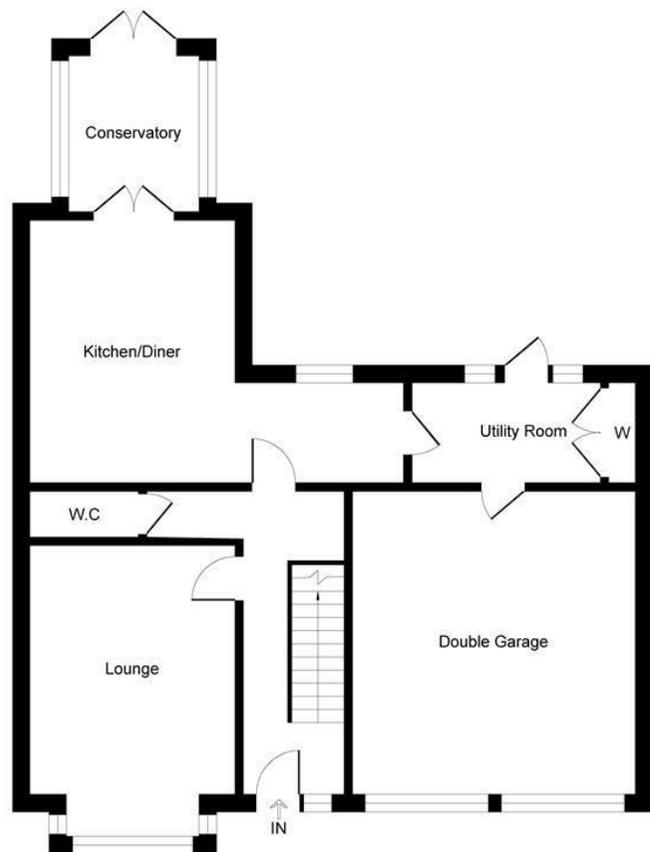
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>79</b>	<b>85</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

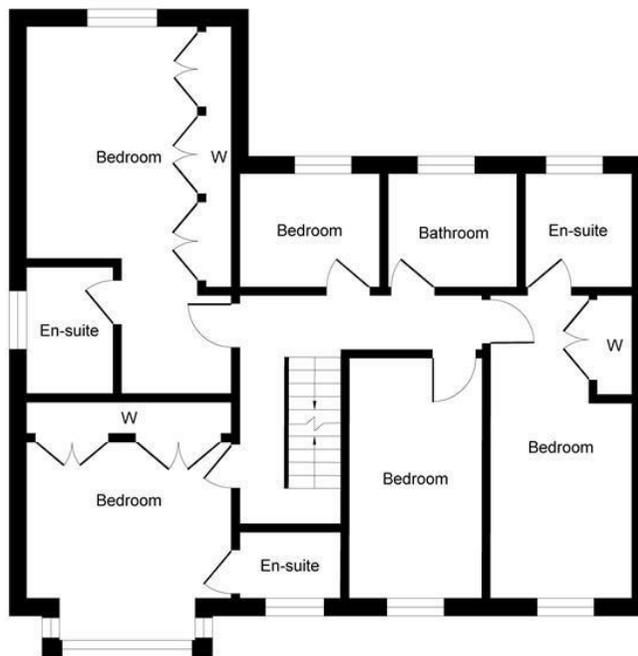
### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

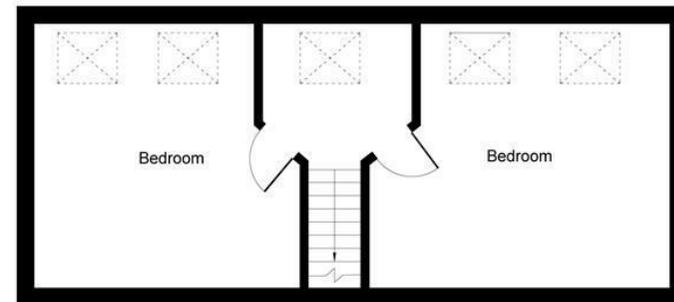
# Holmfield avenue west LE3 3FE



Ground Floor



First Floor



Second Floor

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

(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 is no delay in agreeing the sale. (2) These particulars do not constitute part or all of an offer or contract. (3) The description, measurements & specifications indicated have been approved by the Vendor, for guidance only and as such must be considered incorrect. While every effort has been made to ensure the accuracy of the information provided, we cannot be held responsible for any errors or omissions. Potential buyers are advised to recheck measurements before committing to any expense. (4) We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. (5) Financial Advice: Any financial information or advice provided in this brochure is not intended as financial or legal advice. We recommend that you seek independent financial and legal advice before making any decisions regarding property transactions. (6) Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. Energy Performance Certificates are available upon request. EPC ratings and related details are accurate as of the date of publication, but may change over time. (7) We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. (8) Subject to Availability: All properties and prices are subject to availability and may be withdrawn or amended without notice. We do not guarantee the continued availability of any property listed in this brochure. (9) Third-Party Services: Any references to third-party services, such as solicitors, surveyors, or financial advisors, are for information only. We do not endorse or recommend any particular service provider. (10) Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts. (11) Viewing Arrangements: Viewings of properties are by appointment only and should be arranged through the estate agent. (12) Legal Information: Buyers should verify all legal and planning details with the relevant authorities and professionals before proceeding with a purchase.