



**RE/MAX**  
Solvers



## **23 Pauline Avenue, Leicester, LE4 7RB**

### **Offers over £400,000**

Nestled on the charming Pauline Avenue in Leicester, this delightful house offers a perfect blend of comfort and modern living. Built in 1935, the property has been thoughtfully designed to provide a spacious internal area of approximately 126.3 square metres, or 1,359.5 square feet, making it an ideal family home.

Upon entering, you are greeted by inviting reception rooms that create a warm and welcoming atmosphere. The open-plan kitchen diner is a standout feature, boasting a beautiful kitchen that is perfect for both cooking and entertaining. The abundance of natural light, thanks to the double glazing, enhances the overall appeal of the space.

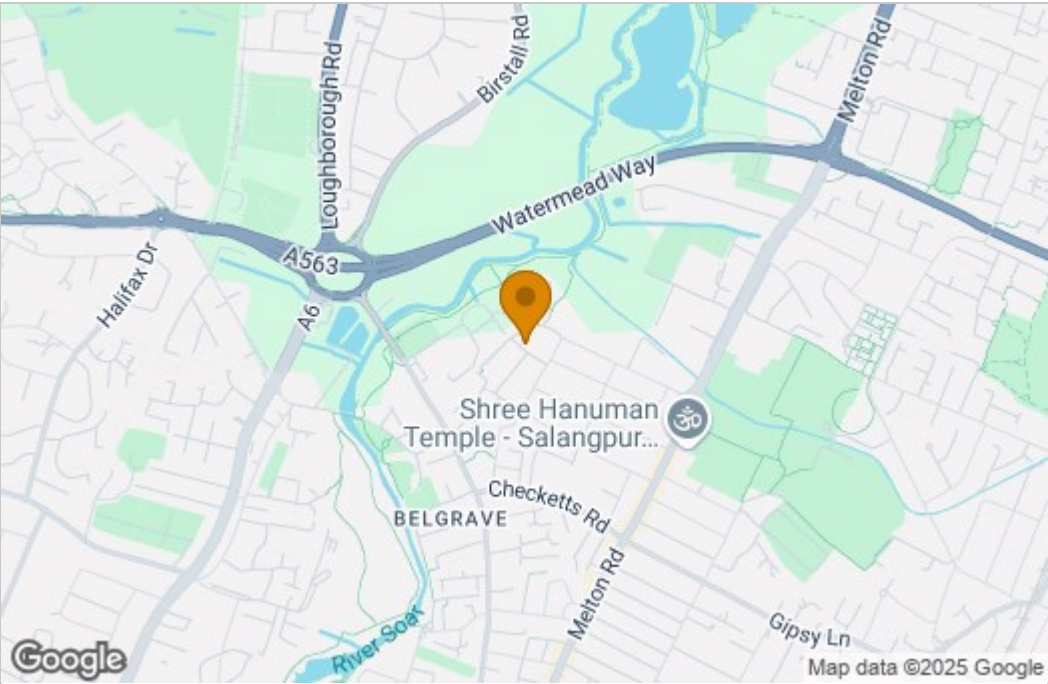
This home offers three bedrooms upstairs, featuring two spacious doubles and a charming single room. Additionally, a well-sized bedroom has been thoughtfully added on the ground floor, ideal for guests, a home office, or extended family. A generously proportioned family bathroom serves the household with comfort and ease.

The property is equipped with a modern combi boiler, providing efficient heating and hot water. The spacious layout and thoughtful design make this home not only functional but also a lovely place to create lasting memories.



Floor Plan

Area Map



Energy Efficiency Graph



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