



Connells

Okehampton Avenue
Leicester



Property Description

A very well presented semi-detached property situated in a desirable location, within close proximity to amenities including primary and secondary schools, a Tesco Superstore, Leicestershire Golf Club and the General Hospital.

The accommodation comprises: entrance hall with utility room off, spacious lounge, kitchen, dining area and a snug (which could also be used as an extra bedroom to the ground floor, with three bedrooms and a bathroom upstairs.

Outside there is off road parking and an easily maintained split-level rear garden.

Entrance Hall

Door to the front, skylight, wood flooring, door to utility room and opening through to lounge.

Utility Room

6' 4" x 6' 3" (1.93m x 1.91m)

Double glazed window to the rear, radiator and wood flooring.

Lounge

22' 4" x 18' 11" (6.81m x 5.77m)

A spacious light and airy room with full height double glazed window to the front, double glazed patio doors to the rear, radiator and stairs to the first floor.

Kitchen

Fitted with white gloss units, work surfaces, sink and drainer, built-in oven, hob, washing machine and fridge/freezer, spotlights to ceiling tiled floor, skylight and opening through to:

Dining Area

9' 5" x 8' 7" (2.87m x 2.62m)

Two double glazed windows, radiator, wood flooring and door leading out to the garden.

Snug

15' 9" x 7' 5" (4.80m x 2.26m)

Double glazed window to the front, radiator and spotlights. This room could be used as a ground floor bedroom if required.

First Floor Landing

With loft access.

Bedroom One

12' 6" x 9' 9" (3.81m x 2.97m)

Double glazed window to the front and radiator.

Bedroom Two

11' 5" x 8' 10" (3.48m x 2.69m)

Double glazed window to the front and radiator.

Bedroom Three

8' 10" x 7' 11" max (2.69m x 2.41m max)

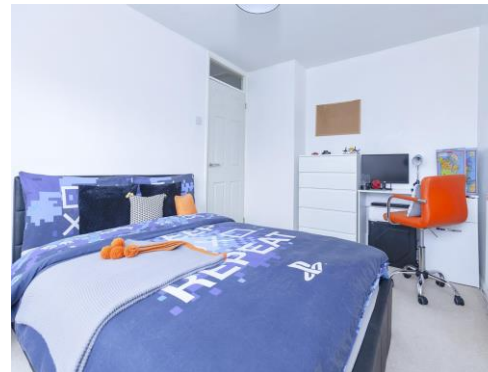
Double glazed window, radiator and telephone point.

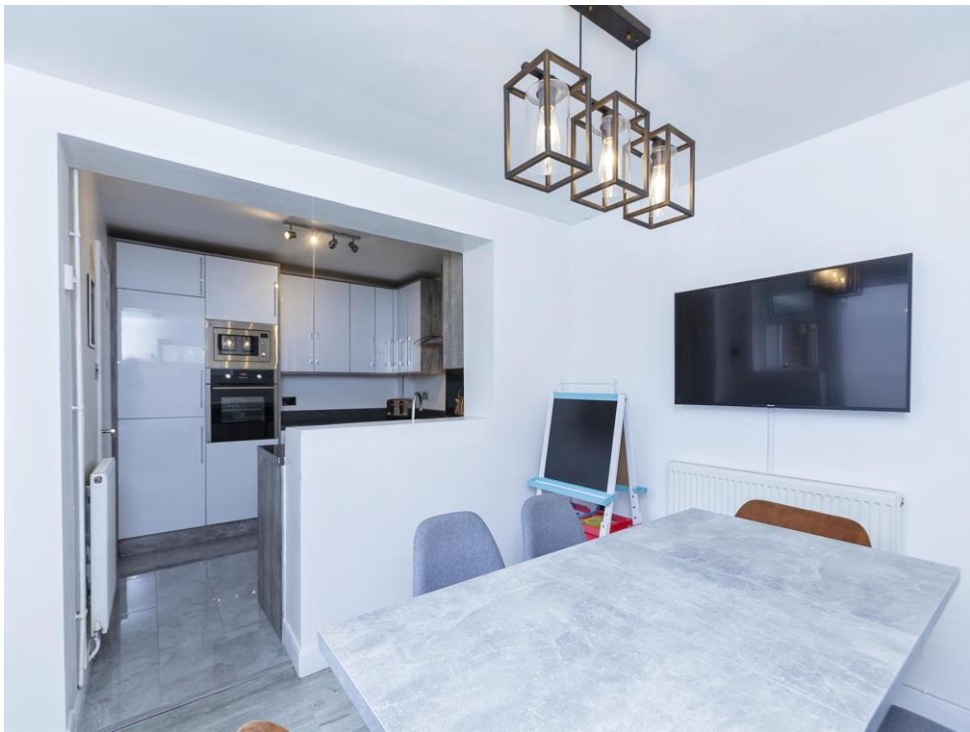
Bathroom

P shaped bath with shower over and shower screen, wash hand basin with vanity unit, w.c., combi boiler, vinyl flooring and double glazed window to the rear.

Outside

The front of the property is block paved providing ample off road parking. To the rear is a split-level garden with artificial grass, outside tap and a large storage shed.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: C

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Tenure: Freehold



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