



**Connells**

Egerton Avenue  
LEICESTER





## Property Description

Conveniently located close to local shops and amenities, this 5 bedrooms semi-detached house presents a unique opportunity for any sort of buyers. The configuration across two floors adds to its versatility, making it an ideal choice for those looking to maximize the potential.

Situated within close proximity to local amenities, recreational areas and schools with good road links to Birstall, Leicester City Centre and the popular Abbey Park.

To the front of the property there is a paved driveway giving an access to the side to the rear garden.

The rear garden has a block paved patio perfect for a sunny afternoons.

## Ground Floor

### Lounge

16' 4" x 17' 5" ( 4.98m x 5.31m )

Fitted with a tiled flooring, ornamental fireplace, radiators & bay window to the front

### Study/Store Room

8' 6" x 9' 2" ( 2.59m x 2.79m )

Used as an office

### Kitchen/Dining Room

14' 5" x 18' 9" ( 4.39m x 5.71m )

Fully fitted kitchen with tiled flooring and

access to the conservatory

### Conservatory

25' 8" x 24' 5" ( 7.82m x 7.44m )

Spacious and bright room with tiled flooring and windows

### Shower Room

11' x 8' 3" ( 3.35m x 2.51m )

Having a cubical shower, wash hand basin, toilet & towel radiator

## First Floor

### Bedroom 1

9' 9" x 11' 4" ( 2.97m x 3.45m )

Having a radiators, fitted wardrobes & bay window to the front

### Bedroom 2

12' 3" x 12' 3" ( 3.73m x 3.73m )

Having a radiators, fitted wardrobes & window to the rear

### Bedroom 3

8' 4" x 6' 8" ( 2.54m x 2.03m )

Having a radiators, fitted wardrobes & window to the front

### Bedroom 4

13' 7" x 7' 1" ( 4.14m x 2.16m )

Having a radiator & window to the rear

## Bedroom 5

6' 3" x 6' 2" ( 1.91m x 1.88m )

Having a radiators & window to the front

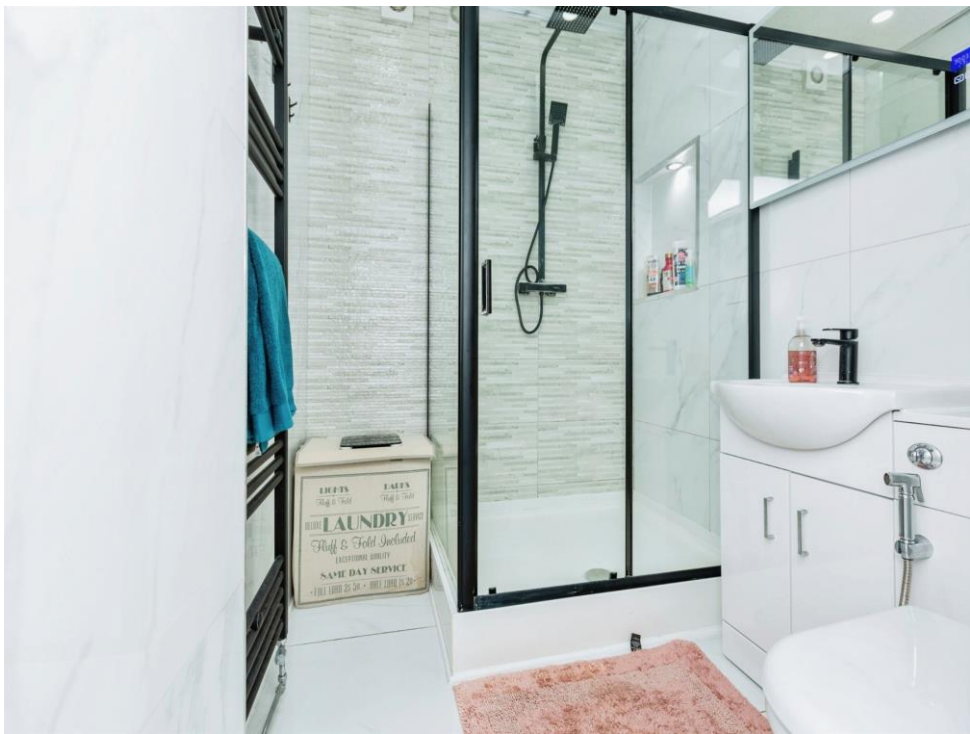
## Bathroom

11' 5" x 6' 2" ( 3.48m x 1.88m )

Having a bath with shower screen, wash hand basin, toilet & window to the rear aspect













This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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