



Connells

Packer Avenue
Leicester Forest East LEICESTER



Property Description

The property occupies a generous plot tucked away in a private cul-de-sac of just three properties in this sought after area of Leicester Forest East close to a range of local amenities and having close proximity for the M1 and M69 motorways, ideal for commuters.

Featuring gas central heating and double-glazed windows throughout, the layout comprises an entrance hall, extended through lounge/diner and I-shaped re-fitted breakfast kitchen.

With the first floor offering four bedrooms and family bathroom.

The plot firstly begins with a paved driveway leading to the garage. There is a gravelled area alongside. At the rear is a generous established garden enjoying a patio area adjacent to the accommodation perfect for outdoor entertaining.

Ground Floor

Hallway

Lounge/Diner/Family Room

35' 5" x 10' 5" (10.79m x 3.17m)

Having a feature gas fireplace with surround, three central heating radiators, window to the front, laminate flooring and sliding patio doors to the garden

Kitchen/Breakfast Room

19' 6" x 19' 5" (5.94m x 5.92m)

Fitted with a range of wall and base units. Features include a built-in oven, gas hob with extraction hood above, space for two appliances and a dishwasher and a built-in fridge freezer. There is a window to the rear aspect and a side access door.

First Floor

Bedroom 1

15' 7" x 10' (4.75m x 3.05m)

Having a built-in wardrobe, carpet flooring, central heating radiator & window to the rear

Bedroom 2

12' 9" x 8' 1" (3.89m x 2.46m)

Having a laminate flooring, central heating radiator, fitted wardrobes & window to the front

Bedroom 3

13' 3" x 8' (4.04m x 2.44m)

Having a fitted wardrobe, central heating radiator, laminate flooring & window to the rear

Bedroom 4

9' 8" x 6' 6" (2.95m x 1.98m)

Having a fitted wardrobe, central heating radiator, laminate flooring & window to the front

Bathroom

6' 9" x 4' 6" (2.06m x 1.37m)

Fitted with a modern three-piece suite

comprising bath with digital shower over and screen, w/c and wash hand basin set in vanity with storage beneath. Having underfloor heating, chrome heated towel radiator

Garage

12 sq. m. With light, power and up and over door

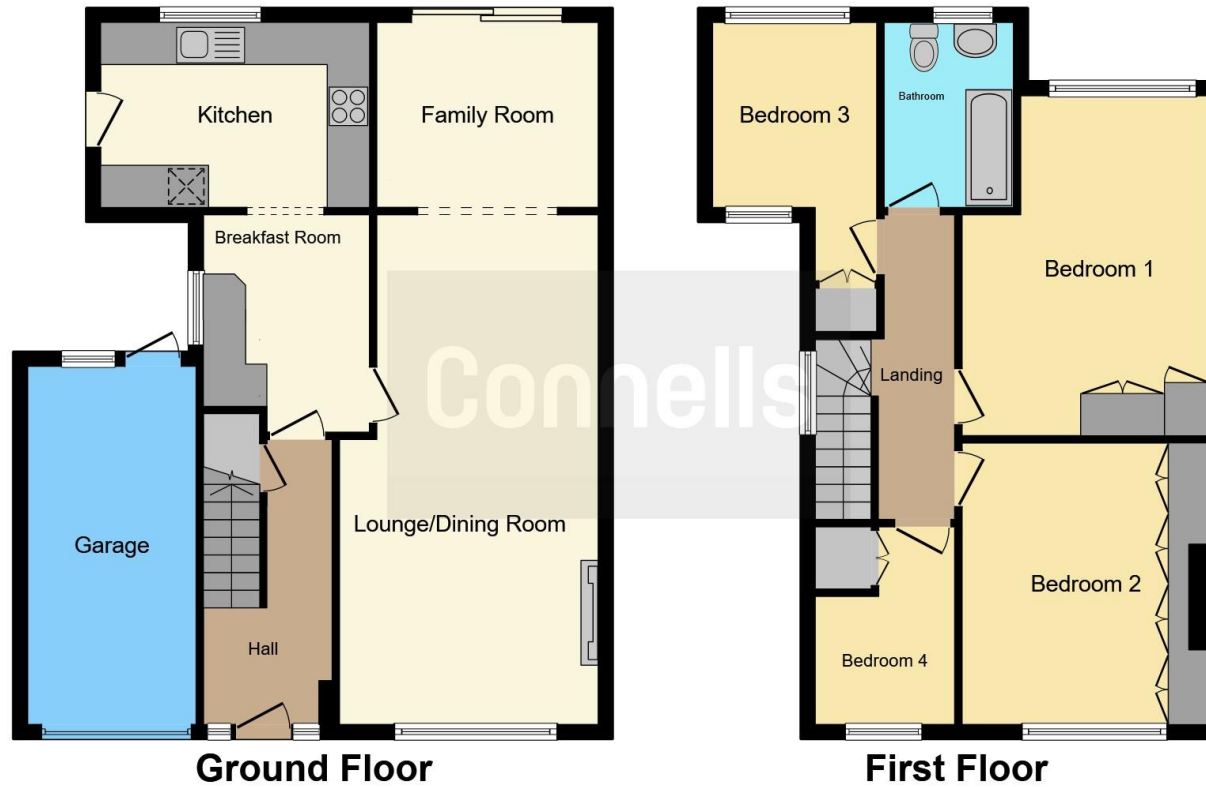
Summer House

Having a light, power, air conditioner unit, built in units & windows to the front









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

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EPC Rating: D

Tenure: Freehold

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Property Ref: LTR322887 - 0002