



**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

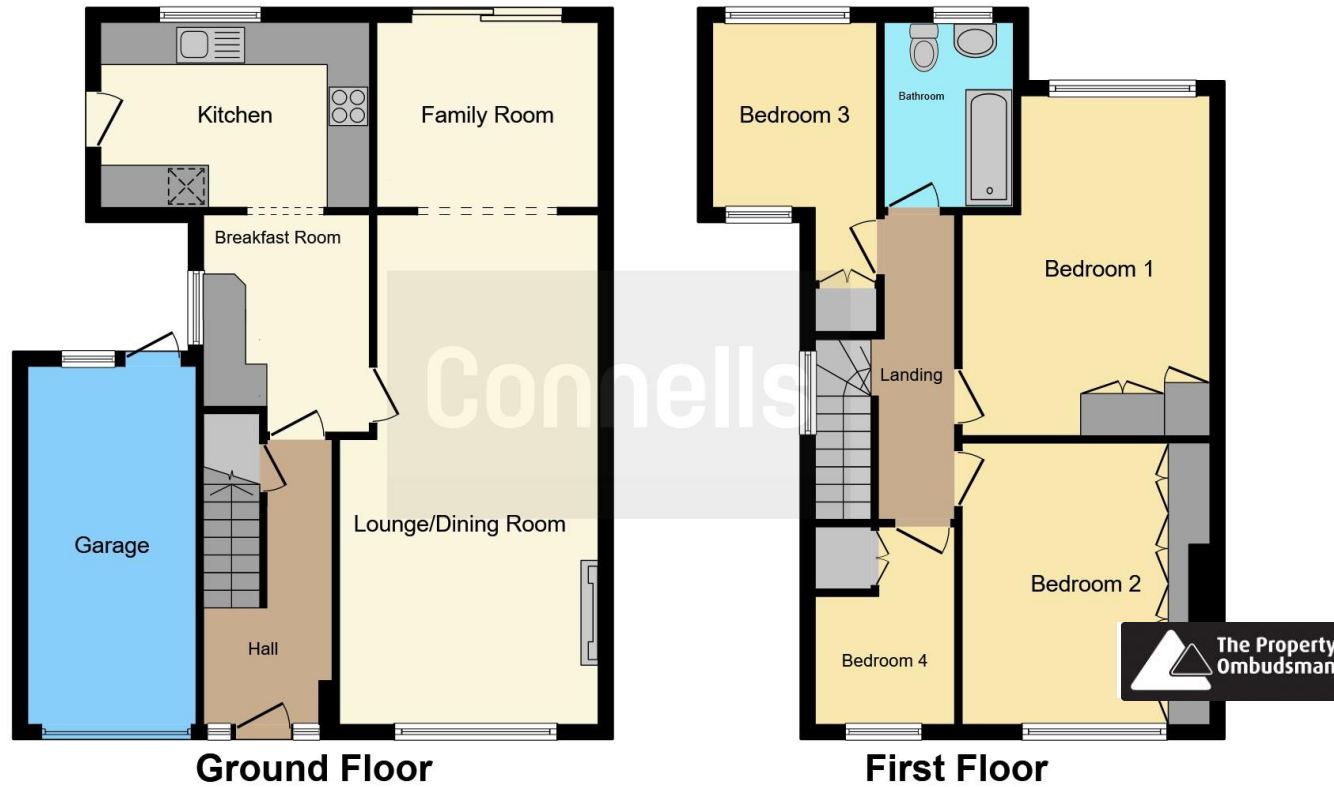
## Summer House

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





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**T 0116 262 0022**  
**E [leicester@connells.co.uk](mailto:leicester@connells.co.uk)**

22-24 Halford Street  
 LEICESTER LE1 1JB

**EPC Rating: D**

Tenure: Freehold

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