



**Connells**

Broad Avenue  
Leicester





### Property Description

A bay fronted semi-detached property in a popular location close to local amenities including schools and places of Worship. A traditional layout comprising entrance hall, lounge, large kitchen/diner, with four bedrooms, en-suite to master and a separate family bathroom. Outside there is off-road parking and a good size mature rear garden with potential to extend, subject to the relevant planning consent.

### Entrance Hall

Radiator and stairs ascending to the first floor.

### Lounge

23' 8" x 10' 4" ( 7.21m x 3.15m )

Double glazed bay window to the front, double glazed french doors to the rear, radiators and an electric fireplace.

### Kitchen/Dining Room

22' 9" x 13' 5" ( 6.93m x 4.09m )

Fitted with wall and base units, work surfaces, stainless steel sink and drainer, oven and hob, plumbing for washing machine and dishwasher, space for tumble dryer and fridge/freezer, radiator, double glazed window to the front and door leading to the rear garden. Understairs storage pantry.



## First Floor Landing

Loft access and storage cupboard.

## Bedroom One

9' 9" x 6' 9" ( 2.97m x 2.06m )

Bay fronted master bedroom with en-suite.

## En-Suite

Master bedroom en-suite comprising corner shower, wash hand basin and WC. Window to front elevation.

## Bedroom Two

12' 1" x 7' ( 3.68m x 2.13m )

Double bedroom with window to rear elevation and radiator.

## Bedroom Three

12' 6" x 10' 5" ( 3.81m x 3.17m )

Window to front elevation and radiator.

## Bedroom Four

13' 8" x 10' 7" ( 4.17m x 3.23m )

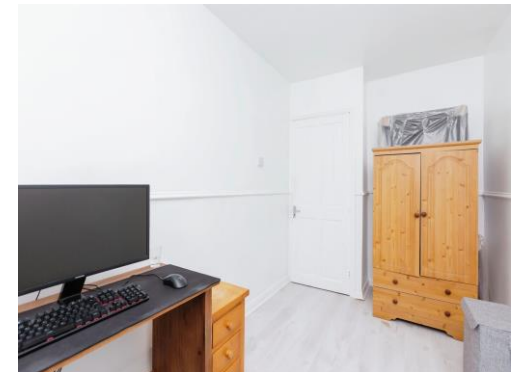
Window to rear elevation and radiator.

## Bathroom

Bath with shower over, wash hand basin, WC and towel radiator. Tiled walls and floors and window to the rear.

## Outside

To the front of the property there is off road parking for multiple vehicles. To the rear is a mature garden with lawn and an outbuilding comprising WC and wash hand basin.



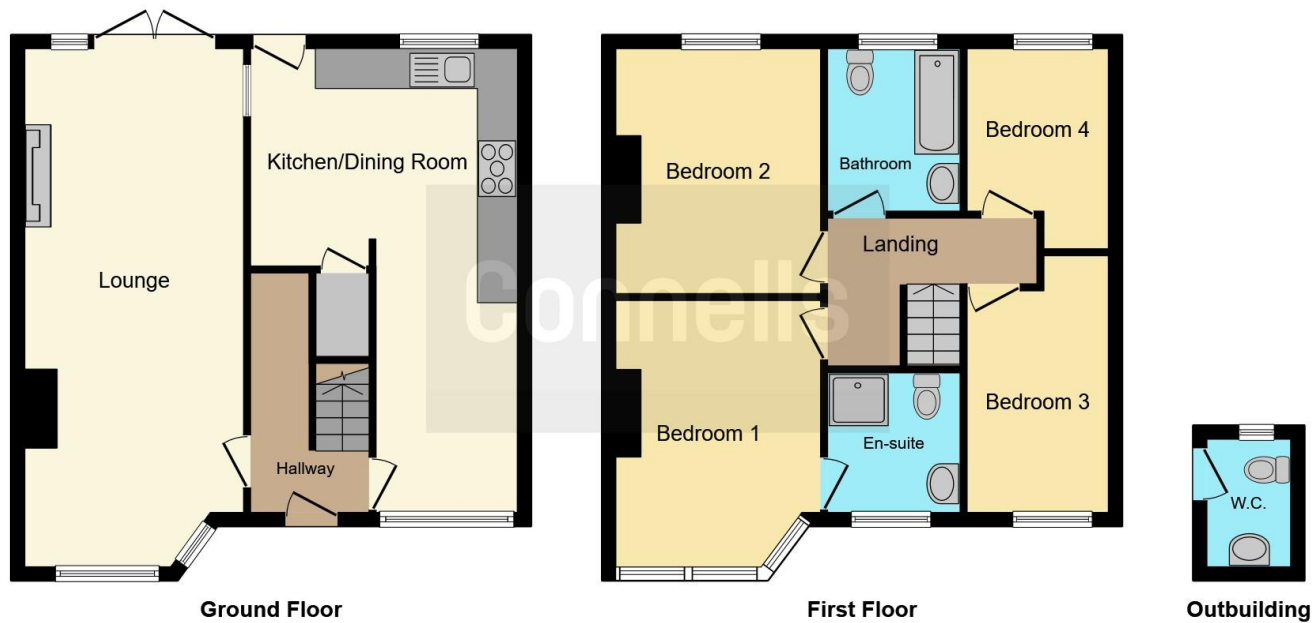












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

To view this property please contact Connells on

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

22-24 Halford Street  
 LEICESTER LE1 1JB

**EPC Rating: C**

**view this property online [connells.co.uk/Property/LTR322977](http://connells.co.uk/Property/LTR322977)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: LTR322977 - 0004