



**Connells**

Ashcott Avenue  
Leicester





## Property Description

A well-presented two double bedroom semi-detached family home.

This property is also a perfect mix of modern elegance and comfortable living and is only a short walk away from both local primary and secondary schools and parks. The City Centre, outer ring roads, and local shopping complex are also only a short drive away.

Located in a tranquil neighbourhood, this home offers a peaceful retreat from the hustle and bustle of city life. Perfect for families or professionals seeking comfort and style.

## Hallway

Entrance hall providing access to all areas of the ground floor accommodation. Stairs ascending to first floor with understairs storage cupboard.

## Cloakroom

Comprising low-level wc and wash hand basin.

## Lounge

11' 5" x 13' 7" ( 3.48m x 4.14m )

French doors leading out to rear garden.

## Kitchen

7' 6" x 9' 6" ( 2.29m x 2.90m )

Fitted kitchen with integrated gas hob, extractor and oven/grill fridge/freezer. Window to front elevation.

## First Floor Landing

### Bedroom One

10' 6" x 13' 5" ( 3.20m x 4.09m )

Master bedroom with window to rear elevation and gas radiator central heating.

### Bedroom Two

13' 5" x 7' 8" ( 4.09m x 2.34m )

Can be utilised as a double or single bedroom. Window to front elevation and gas radiator central heating.

## Bathroom

7' x 7' 10" ( 2.13m x 2.39m )

Comprising white three piece bath suite. Window to side elevation.

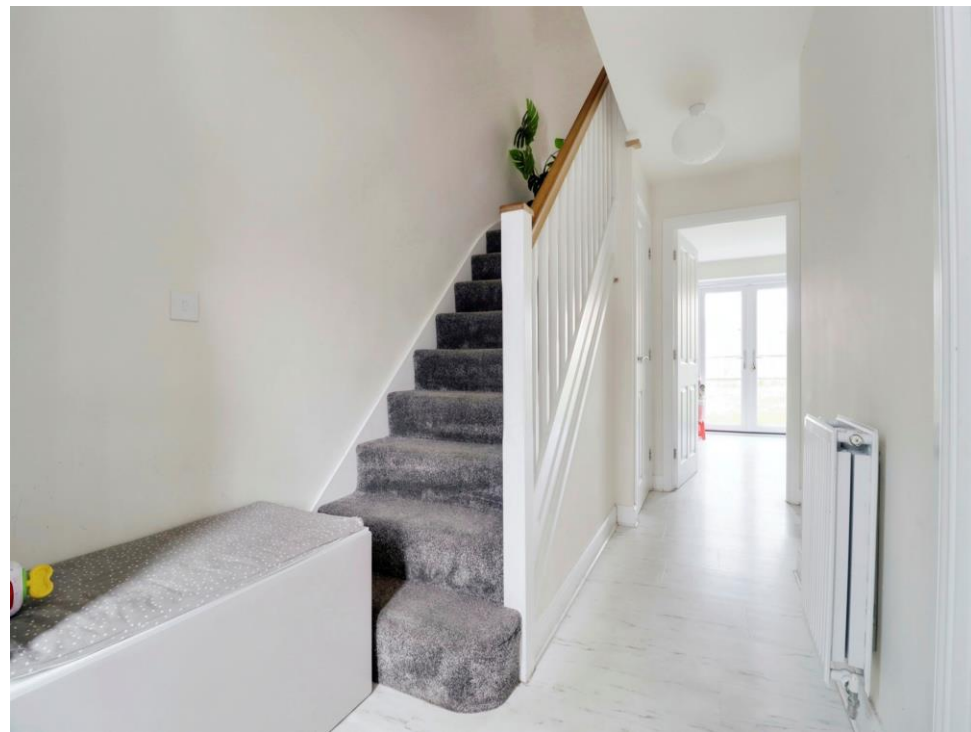
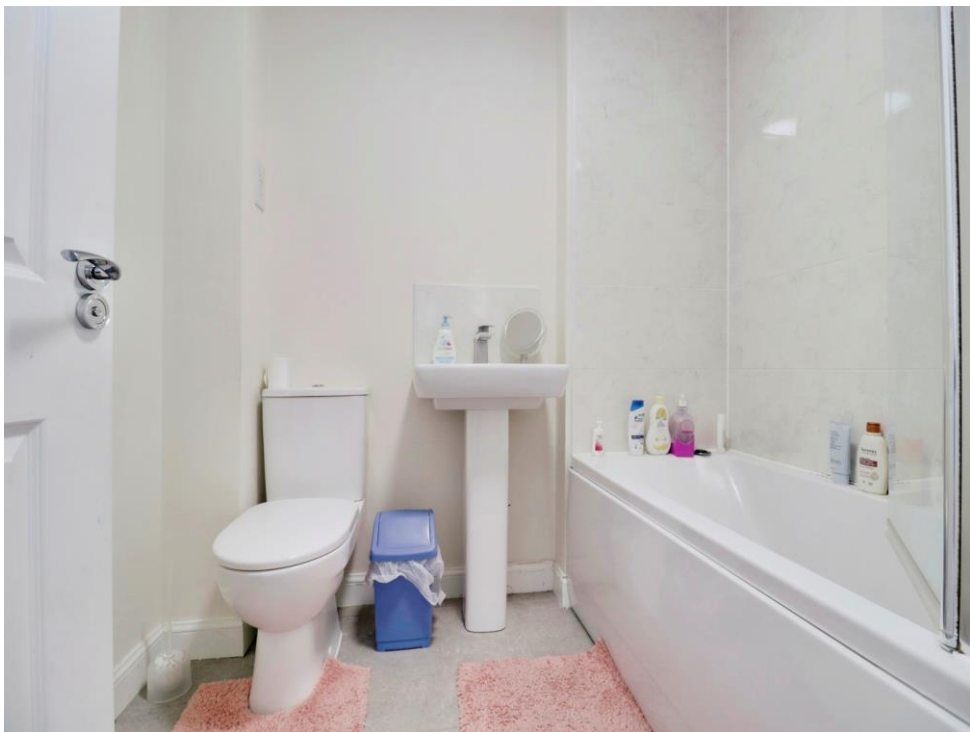
## Outside

Off street parking for two vehicles.

## Agent's Note

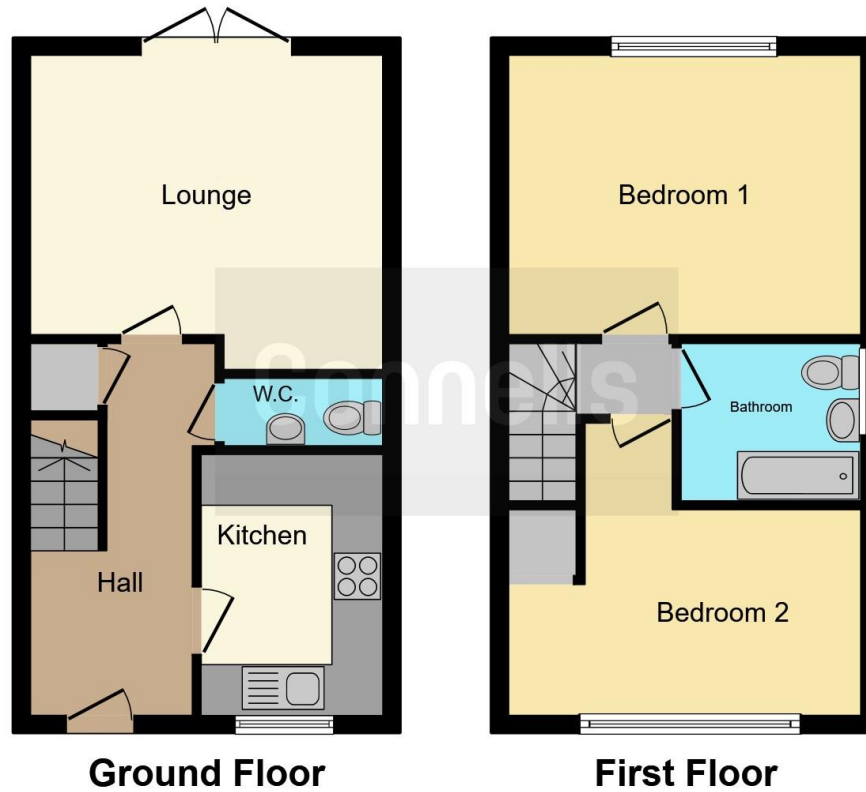
Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.











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**EPC Rating: B**

Tenure: Freehold

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