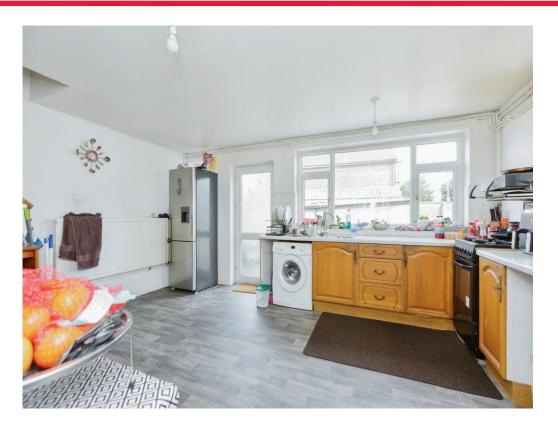


Connells

Sutton Avenue Leicester

Sutton Avenue Leicester LE4 6RW







Property Description

Situated in the sought-after LE4 area, known for its vibrant community and excellent connectivity. This home perfect for families, professionals, or anyone looking to enjoy the best of suburban living with easy access to the city.

The property also benefits from a well-maintained private garden, perfect for enjoying the outdoors, whether it's for gardening, playing, or simply relaxing.

Located on Sutton Avenue, this home is conveniently close to local amenities, including schools, parks, and shopping facilities, with excellent transport links to Leicester city centre and surrounding areas.

Ground Floor

Lounge

4' 6" x 2' 8" (1.37m x 0.81m)

Kitchen/Dining Room

16' 5" x 11' 11" (5.00m x 3.63m)

Bedroom

17' x 11' 5" (5.18m x 3.48m)

En-Suite

7' 1" x 6' 11" (2.16m x 2.11m)

Store Room

Cloakroom

First Floor

Bedroom 2

16' 3" x 12' 7" (4.95m x 3.84m)

Bedroom 3

16' 6" x 6' 6" (5.03m x 1.98m)

Bedroom 4

9' 2" x 6' 3" (2.79m x 1.91m)

Bedroom 5

12' 9" x 10' 7" (3.89m x 3.23m)

Bathroom



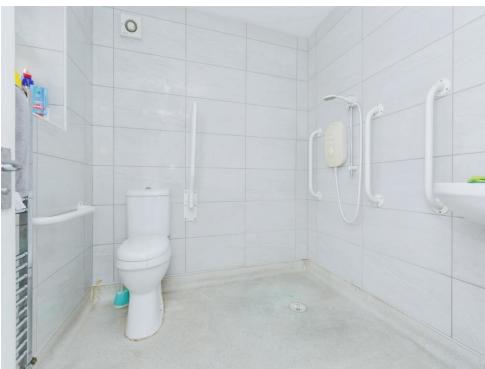














Residential Sales & Lettings | Mortgage Services | Conveyancing | Surveyors | Land & New Homes



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

To view this property please contact Connells on

T 0116 262 0022 E leicester@connells.co.uk

22-24 Halford Street LEICESTER LE1 1JB

view this property online connells.co.uk/Property/LTR323432

EPC Rating: Awaited



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.