



**Connells**

Sutton Avenue  
Leicester





## 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











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

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**EPC Rating: Awaiting**

Tenure: Freehold

**view this property online [connells.co.uk/Property/LTR323432](http://connells.co.uk/Property/LTR323432)**



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