



Connells

Sutton Avenue
Leicester



Property Description

Located in a suburban residential area in the city of Leicester, specifically within the Rushey Mead district.

Rushey Mead has a number of schools, such as Rushey Mead Academy, which is a well-regarded secondary school, and several primary schools in the vicinity.

There are various local shops, supermarkets, and eateries nearby. The area has convenient access to retail options, with larger shopping centres not far away.

The suburb offers several green spaces and parks, ideal for walking and outdoor activities, including Rushey Fields Recreation Ground.

Sutton Avenue connects well to the main roads such as Melton Road (A607), which leads into Leicester city centre. The area is also close to the A46, providing easy access to the wider road network.

Bus routes frequently serve the area, providing good connections to Leicester's city centre and surrounding areas.

Leicester Railway Station is also a short drive away, offering direct services to cities like London, Nottingham.

Ground Floor

Hallway

13' 8" x 5' 11" (4.17m x 1.80m)

Providing an access to all rooms, with understairs cupboard and radiator

Lounge

12' x 11' 6" (3.66m x 3.51m)

With carpet floor and a bay window to the front

Dining Room

11' 3" x 12' 4" (3.43m x 3.76m)

With carpet floor and an access to the rear garden

Kitchen

6' 1" x 8' 11" (1.85m x 2.72m)

With plumbing for washing machine and a sink with window overlooking the rear garden

First Floor

Bedroom 1

12' 3" x 11' 3" (3.73m x 3.43m)

With bay window to the front

Bedroom 2

12' 1" x 11' 3" (3.68m x 3.43m)

With window to the rear

Bedroom 3

8' 4" x 5' 11" (2.54m x 1.80m)

With window to front

Bathroom

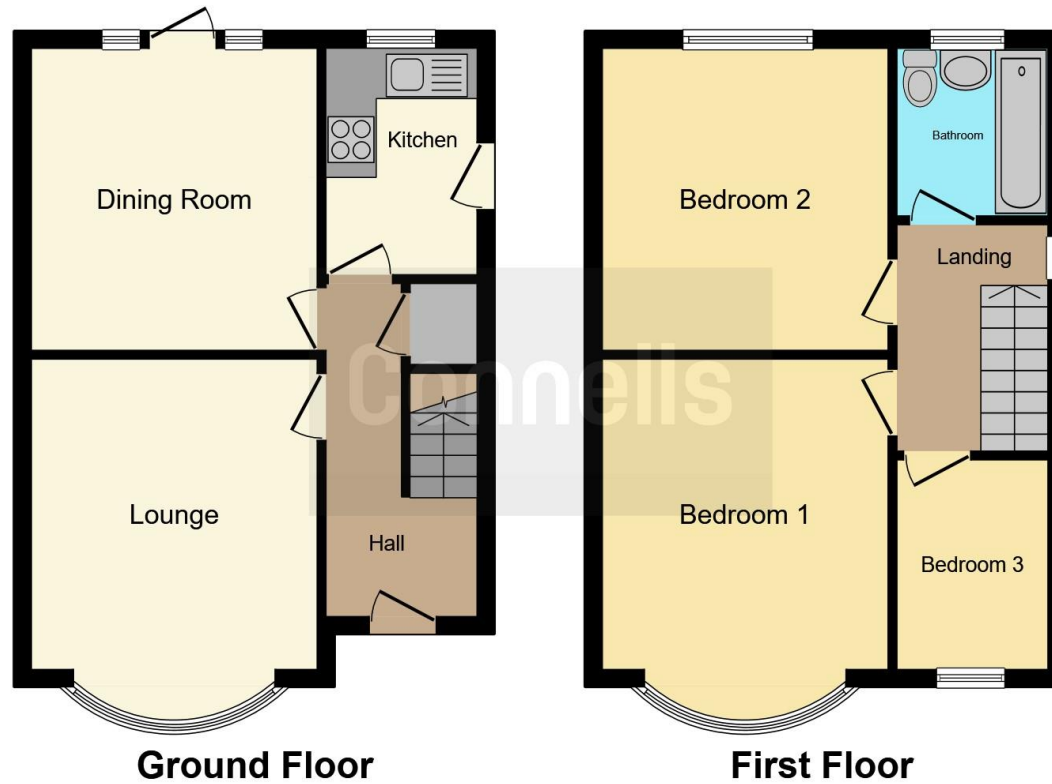
6' 1" x 6' (1.85m x 1.83m)

With a bath, wash hand basin and a toilet









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

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EPC Rating: D

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Tenure: Freehold



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Property Ref: LTR323173 - 0002