



Connells

Dunblane Avenue  
Leicester





### Property Description

Set within a suburban neighbourhood in the northern part of the city. The area is primarily residential, offering a peaceful environment with easy access to nearby amenities. Leicester is known for its rich history, diverse culture, and excellent transport links. This property is conveniently situated near local schools, parks, and shopping areas, making it ideal for families or professionals.

Well-connected to Leicester's city centre, which is just a short drive or bus ride away, providing easy access to restaurants, entertainment venues, and major shopping centres. Additionally, the proximity to the A46 and M1 motorways makes it suitable for commuters traveling to nearby cities or towns.

The surrounding area includes a mix of detached and semi-detached homes, with tree-lined streets that add to the suburban charm.

### Hallway

### Kitchen

16' 4" x 8' 4" ( 4.98m x 2.54m )

### Lounge

11' 7" x 11' 8" ( 3.53m x 3.56m )

### Storage

5' x 5' 5" ( 1.52m x 1.65m )

### Bedroom 1

16' 4" x 9' 3" ( 4.98m x 2.82m )

### Bedroom 2

9' 4" x 15' 6" ( 2.84m x 4.72m )

### Bathroom

5' 8" x 5' 6" ( 1.73m x 1.68m )

### Toilet

5' 8" x 2' 8" ( 1.73m x 0.81m )











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**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LTR323583](http://connells.co.uk/Property/LTR323583)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 06 Oct 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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: LTR323583 - 0003