



**Connells**

Brunel Avenue  
Leicester



## Property Description

Located in the well-connected Beaumont Leys area of Leicester, offers a convenient and family-friendly setting with excellent access to local amenities, green spaces, and transport links. This property is ideal for families, first-time buyers, and professionals looking for a home in a vibrant community.

Beaumont Leys Shopping Centre is just a short distance away, providing a variety of supermarkets, high-street retailers, cafes, and essential services. Additionally, Leicester city centre is easily accessible, offering a wider selection of shopping, dining, and entertainment options, including the Highcross Shopping Centre and the city's cultural attractions.

Transport links from this location are excellent, with easy access to the A46, A50, and M1, making commuting to Leicester, Loughborough, and Nottingham straightforward. Regular bus services provide convenient travel to the city centre and surrounding areas. Leicester railway station offers direct train connections to major cities, including London and Birmingham.

For families, the area is well-served by schools, nurseries, and community facilities. Nearby parks and green spaces, including Beaumont Park and Castle Hill Country Park, offer plenty of opportunities for outdoor activities, walks, and family outings.

Presents combination of modern conveniences, strong transport connections,

and green spaces.

## Ground Floor

### Open Plan Kitchen/Living Room

29' 4" x 25' 1" ( 8.94m x 7.65m )

Spacious, modern space with fully fitted kitchen, living and dining areas with floor to ceiling windows and patio doors to the rear garden.

### Lounge

17' 5" x 10' 5" ( 5.31m x 3.17m )

With window to the front.

### Utility Room

9' 5" x 10' 8" ( 2.87m x 3.25m )

With window to the front and plumbing for washing machine.

### Bedroom 4

7' 3" x 17' 7" ( 2.21m x 5.36m )

With bay-window to the front.

### Shower Room

9' 5" x 5' 8" ( 2.87m x 1.73m )

Having a shower unit, wash hand basin and toilet.

## First Floor

### Bedroom 1

17' 2" x 10' 7" ( 5.23m x 3.23m )



Good-sized bedroom with double-glazed windows, and en-suite.

### En-Suite

5' 3" x 8' 4" ( 1.60m x 2.54m )

With shower unit, wash hand basin and toilet.

### Bedroom 2

10' 8" x 11' 6" ( 3.25m x 3.51m )

With window to the front and shower en-suite.

### En-Suite

With shower unit, wash hand basin and toilet.

### Bedroom 3

14' 2" x 14' 4" ( 4.32m x 4.37m )

With window to the rear.

### Bedroom 5

11' 5" x 10' 8" ( 3.48m x 3.25m )

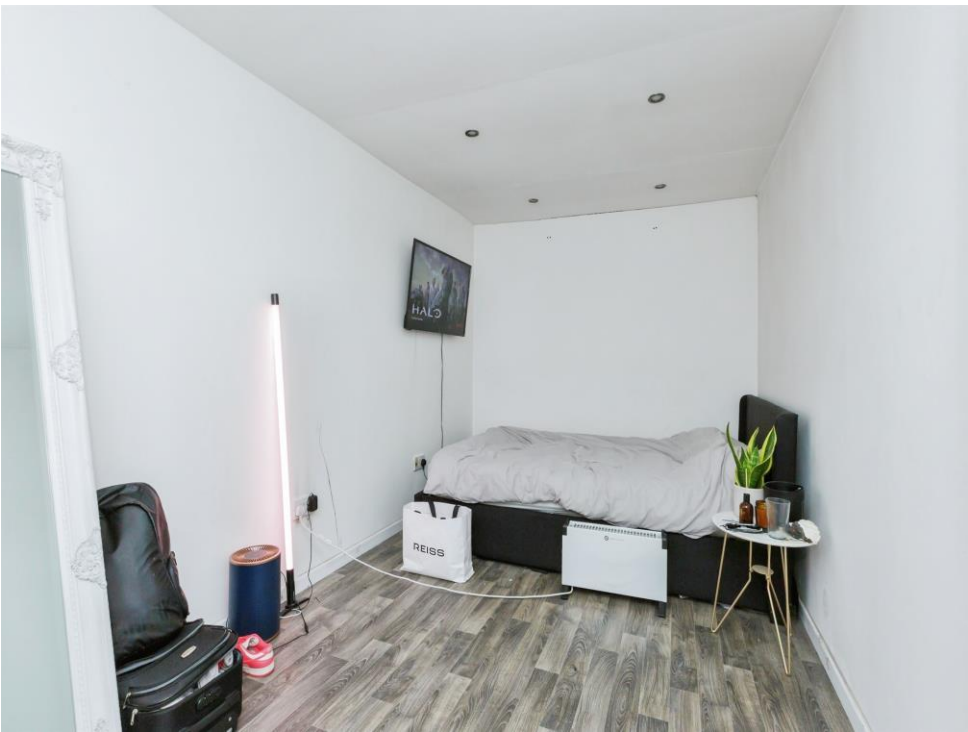
With window to the rear.

### Bathroom

11' 8" x 6' ( 3.56m x 1.83m )

Having a bath, with walk in shower, wash hand basin and toilet.











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**EPC Rating: C**

Tenure: Freehold

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