



Connells

Elmfield Avenue
Leicester



Property Description

Nestled in the heart of Stoneygate, one of Leicester's most desirable residential areas, Elmfield Avenue offers the perfect balance of peaceful suburban, living with excellent access to city amenities.

Just a short walk away from the vibrant Queens Road and Allandale Road shopping parades, residents enjoy access too an array of cafes, restaurants, boutiques and convenience stores. For larger shopping need, Leicester city centre is within close proximity.

Commuters benefit from great connectivity, with Leicester Railway Station around a mile away, offering direct services to London and other major cities. The property is also close to the A6 and A47, making travel in and around Leicestershire straightforward.

Families will appreciate the close proximity to excellent schools, and several well-rated primary schools. The University of Leicester is also within walking distance, adding to the appeal for academic, professionals or student lets.

Victoria Park and Knighton Park are also nearby, offering beautiful open spaces, play area and walking trails.

Entrance Hall

5' 6" x 13' 7" (1.68m x 4.14m)

Bright and welcoming entrance hall, finished with neutral decor and providing access to both the main reception rooms and staircase to the first floor

Storage Area

7' 8" x 8' 2" (2.34m x 2.49m)

A practical and well proportioned storage area and conveniently located just off the entrance hall

Ground Floor WC/Shower Room

7' 8" x 6' 8" (2.34m x 2.03m)

A modern and convenient addition to the home, having shower enclosure, low level WC and wash hand basin

Reception Room Two

10' 1" x 16' 4" (3.07m x 4.98m)

A bright and versatile space, ideal for everyday family gatherings, double glazed window, radiator and finished with neutral decor

Lounge

16' 4" x 10' 8" (4.98m x 3.25m)

A spacious area, featuring a large window, creating a bright and airy feel, radiator and patio doors leading to the rear garden

Kitchen

7' 8" x 16' 4" (2.34m x 4.98m)

A well appointed and functional kitchen, fitted with a range of wall and base units and offers ample worktop space, built in oven, hob and extractor fan and being partially tiled

Conservatory

16' 4" x 10' 4" (4.98m x 3.15m)

A delightful conservatory that serves as a versatile extension of the home and double glazed door leading to the rear garden

First Floor Landing

Bedroom One

13' 4" x 10' 5" (4.06m x 3.17m)

A generously sized room, having large windows to allow plenty of natural light, fitted wardrobes and radiator

Bedroom Two

8' 11" x 10' (2.72m x 3.05m)

Having double glazed window to the rear and radiator

Bedroom Three

7' 3" x 11' 1" (2.21m x 3.38m)

Having double glazed window and radiator

Bathroom

6' 11" x 5' 11" (2.11m x 1.80m)

Having lino flooring, bathtub with overhead shower, wash hand basin, low level WC and frosted double glazed window to the rear

Outside

To the front, there is a private driveway and single garage and the rear garden is mainly paved with patio area and enclosed fencing









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: Awaited

Tenure: Freehold

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