



**Connells**

South Avenue  
Leicester Forest East Leicester



# South Avenue Leicester Forest East Leicester LE3 3FW

for sale offers over  
**£260,000**



## Property Description

Situated in the desirable suburb of Leicester Forest East, this property offers a perfect blend of comfort and convenience. The property is conveniently located near local shops, reputable schools and offers easy access to major road networks, making commuting straightforward. The M1 motorway and the A47 Hinckley Road runs through Leicester Forest East and connects to the M1 at junction 21 giving quick and easy access to the motorway network.

Located nearby is Fossebrook Primary School which caters for pupils aged 4 to 11 and Fullhurst Community College which is approximately 3.5 miles serves students aged 11 to 16.

Victoria Park which is situated approximately 4 miles is a large public park offering sports facilities, walking paths and open space for various recreational activities.

Given its prime location and features, this property presents a fantastic opportunity for families seeking a comfortable home or investors looking for a promising rental yield.

## Lounge

11' 5" x 12' 4" ( 3.48m x 3.76m )

A warm and comfortable living space, having double glazed window overlooking the front and radiator.

## Dining Room

11' 5" x 12' 4" ( 3.48m x 3.76m )

Having sliding patio doors leading to the rear garden, laminated flooring, neutrally decorated and radiator

## Kitchen

7' 5" x 8' 8" ( 2.26m x 2.64m )

Fitted with modern wall and base units, integrated oven, hob and extractor fan, stainless steel sink unit, good amount of worktop area and double glazed window overlooking the rear garden, bringing in natural light

## First Floor Landing

### Bedroom One

11' 3" x 12' 9" ( 3.43m x 3.89m )

This spacious room features large window that enhances natural light and can accommodate a double bed, built in mirrored wardrobes and radiator

### Bedroom Two

9' 9" x 12' 4" ( 2.97m x 3.76m )

Well proportioned double bedroom, having double glazed window and radiator

### Bedroom Three

7' 9" x 7' 9" ( 2.36m x 2.36m )

Having double glazed window, radiator and mirrored fitted wardrobes. This room can be used as a study room, child's room or guest room

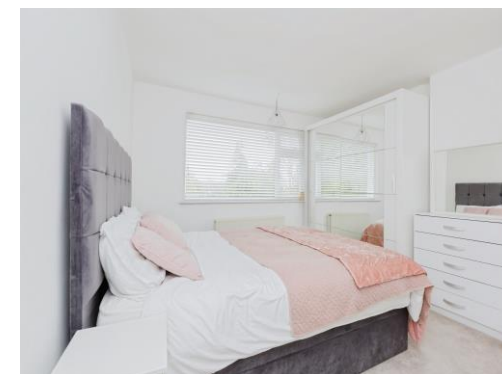
### Bathroom

6' 4" x 8' 6" ( 1.93m x 2.59m )

Having three piece suite, comprising bathtub, wash hand basin and low level WC, tiled flooring, radiator and double glazed window

### Outside

The front features a driveway providing off road parking and carport. To the rear, there is a beautiful lawned garden with various shrubberies and shed

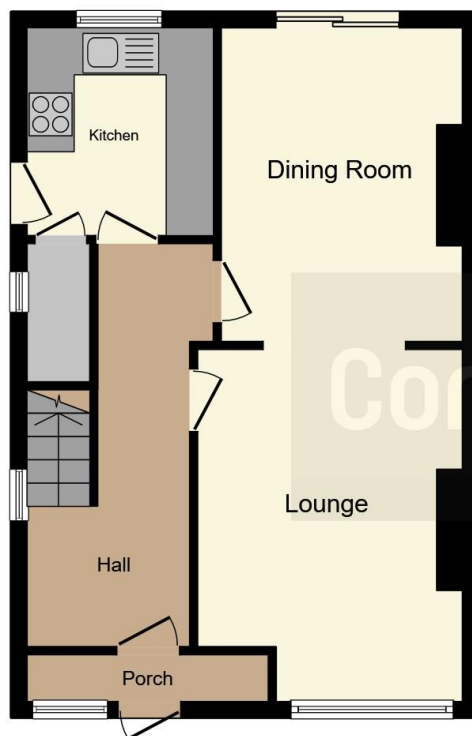




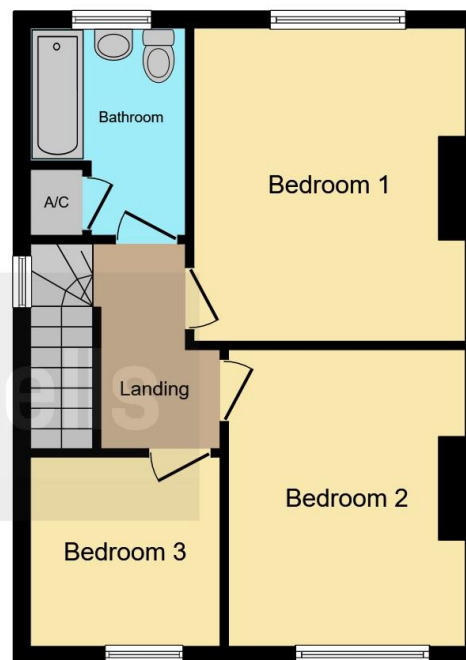








**Ground Floor**



**First Floor**

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)

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EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

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