



Connells

Birds Nest Avenue
Leicester



Property Description

This well-presented three-bedroom semi-detached family home offers a comfortable and stylish living space, perfect for modern family life. The property features a spacious lounge with ample natural light and potential for personalisation to suit your taste. A standout feature is the modern fitted kitchen with an open dining area-ideal for both everyday living and entertaining guests. The home also boasts a contemporary fitted bathroom, finished to a high standard.

Located in a popular residential area, this home provides a great balance of practicality and style, making it an excellent choice for families or first-time buyers alike.

Entrance Hall

Stairs leading to first floor landing with understairs storage cupboard.

Lounge

12' 1" x 13' 7" (3.68m x 4.14m)

Gas fire, double glazed window to the front elevation, radiator, laminate flooring, spotlights to ceiling and an archway which opens through to the fitted kitchen/diner.

Kitchen/Diner

8' 6" x 20' 9" (2.59m x 6.32m)

Modern breakfast kitchen fitted with a range of wall and base units, stainless steel sink drainer, work surfaces with tiling to splashbacks, integrated gas hob with cooker hood over and oven/grill beneath, plumbing for washing machine, space for fridge/freezer, radiator, laminate flooring, double glazed windows overlooking the rear garden and door off to the store which has access to the side of the property.



First Floor Landing

With stairs from the hall, loft access and a double glazed window to the side elevation.

Bedroom One

10' 6" x 12' (3.20m x 3.66m)

Double glazed window to the front, radiator, laminate flooring, storage cupboard and airing cupboard housing the central heating boiler.

Bedroom Two

8' 5" x 13' 4" (2.57m x 4.06m)

Double bedroom with double glazed window to the rear, radiator, laminate flooring and storage cupboard.

Bedroom Three

8' x 8' 6" (2.44m x 2.59m)

Single bedroom with double glazed window to the front and radiator.

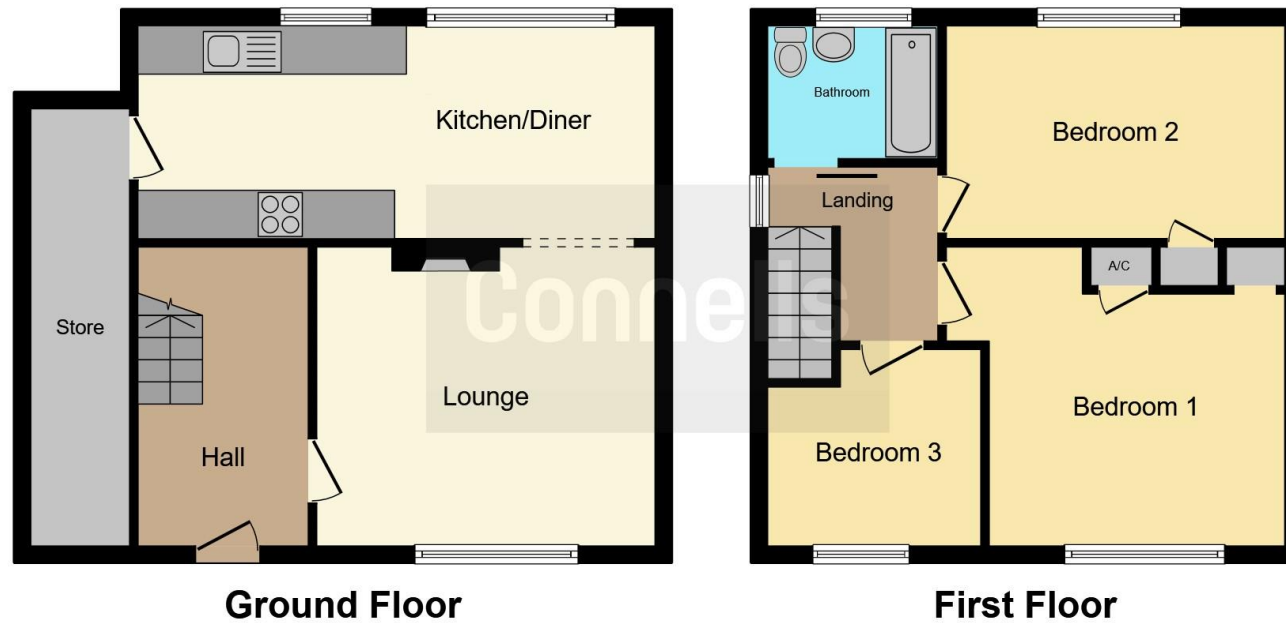
Bathroom

Family bathroom fitted with bath having shower over, wash hand basin, wc, radiator, tiled walls, tiled flooring and double glazed window to the rear.









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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 Band: A

Tenure: Freehold

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