



Connells

Avebury Avenue
Leicester

Avebury Avenue
Leicester LE4 0HF

for sale offers in excess of
£300,000



Property Description

Charming, 3-Bedroom Semi-Detached Home in a Popular Residential Area

Situated on a quiet and sought-after residential street, this well maintained three bedroom semi-detached property offers generous living accommodation, perfect for families and first time buyers.

Located close to reputable schools, local shops and parks with easy access to the city centre and major road networks including the M1 motorway, this home offers both convenience and comfort.

Early viewing is highly recommended to appreciate all this property has to offer.

Entrance Hall

8' 6" x 11' 8" (2.59m x 3.56m)

A bright and welcoming entrance hall providing access to the reception rooms and stairs to the first floor

Lounge/Diner

13' 3" x 30' 7" (4.04m x 9.32m)

A spacious open-plan lounge and dining area designed for flexible living. The lounge section features plenty of natural light, creating a warm and inviting space to relax, while the dining area comfortably accommodates family meals and entertaining

Kitchen

11' 1" x 14' 10" (3.38m x 4.52m)

A practical kitchen with a range of fitted units and ample work surfaces, providing a functional space for cooking and meal preparation. Natural light streams through the window and there's space for essential appliances



First Floor Landing

A central landing providing access to all three bedrooms and the family bathroom. The space is bright and practical, with room for additional storage if needed

Bedroom One

13' 3" x 13' 8" (4.04m x 4.17m)

A spacious front facing double bedroom with plenty of natural light. Offers ample space for a double bed, wardrobes and additional furniture, making it a comfortable main bedroom

Bedroom Two

13' 3" x 14' 10" (4.04m x 4.52m)

A generous rear facing double bedroom with plenty of natural light and space for a double bed and storage. Ideal for family members or guests

Bedroom Three

8' 6" x 9' 8" (2.59m x 2.95m)

A well-sized single bedroom, perfect as a child's room, guest room or home office. Bright and flexible to suit a variety of needs

Bathroom

8' 6" x 8' 3" (2.59m x 2.51m)

A well equipped family bathroom featuring a bath with shower, wash hand basin and WC. Bright and practical with tiled walls and a window for ventilation

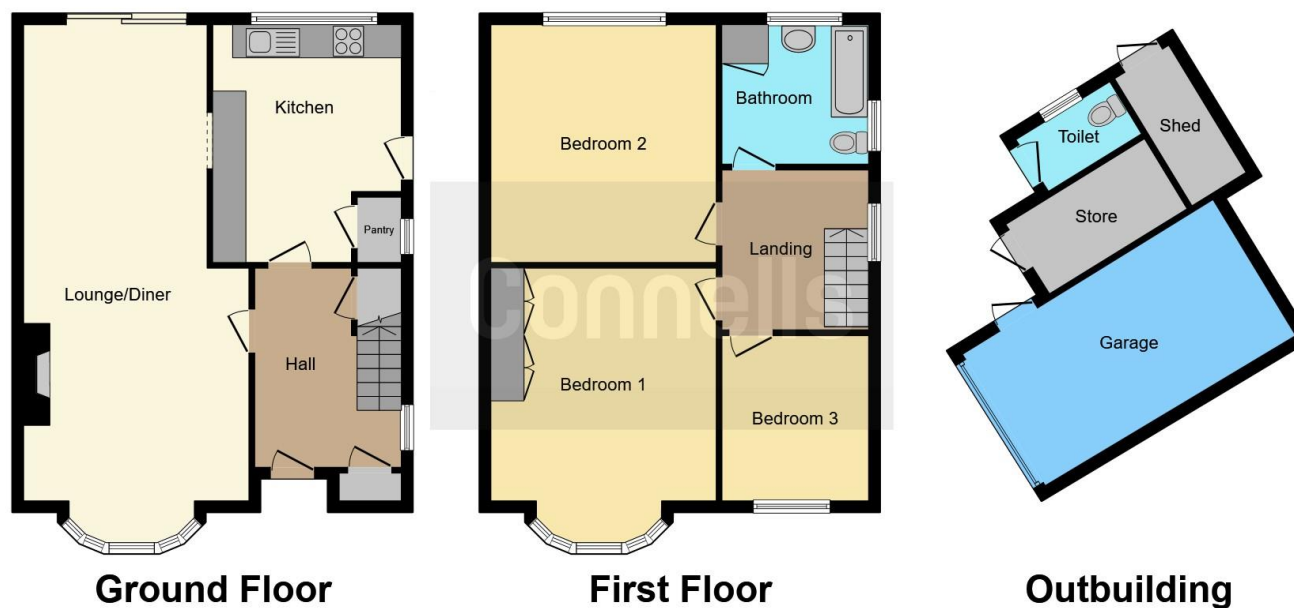
Outside

The property benefits from a private rear garden, perfect for outdoor entertaining, gardening or relaxing. The front offers off street parking with a driveway suitable for multiple vehicles









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

To view this property please contact Connells on

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22-24 Halford Street
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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/LTR324943



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