



**Connells**

Maple Avenue  
Leicester



### Property Description

Set within a popular part of Braunstone, this well-presented three-bedroom semi-detached home offers welcoming atmosphere, making it an ideal choice for families, first-time buyers, or investors.

With both modern comforts and excellent local amenities nearby, this property is ready to move straight into.

A highly convenient area with local shops, schools, and services all close by. With excellent access to Fosse Park Shopping Centre and major supermarkets.

Great commuter links via the M1, M69, and A563 ring road and regular bus services connecting to Leicester city centre. Close to local parks and leisure facilities, ideal for family life.

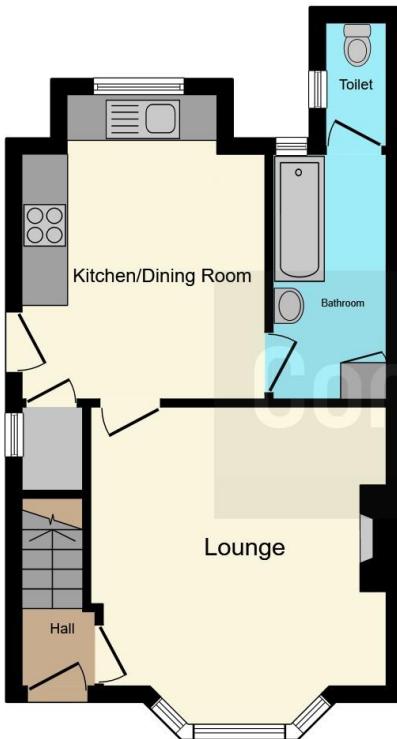
A fantastic home in a well-connected location, offering the perfect balance of convenience and comfort.



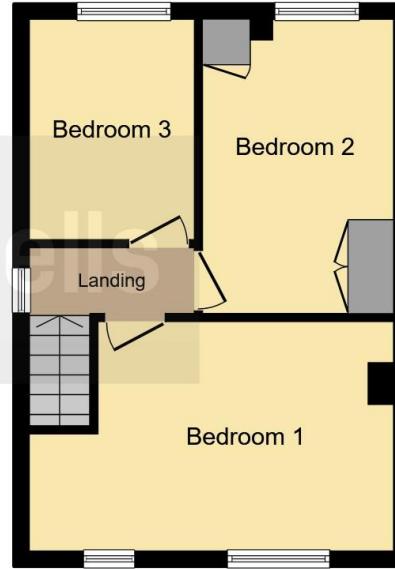








**Ground Floor**



**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)

To view this property please contact Connells on

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**E [leicester@connells.co.uk](mailto:leicester@connells.co.uk)**

22-24 Halford Street  
 LEICESTER LE1 1JB

EPC Rating: D    Council Tax  
 Band: B

Tenure: Freehold

**[view this property online \[connells.co.uk/Property/LTR324716\]\(http://www.connells.co.uk/Property/LTR324716\)](http://www.connells.co.uk/Property/LTR324716)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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