



**Connells**

Gavin Close  
Braunstone Leicester





### Property Description

A charming, detached family home set in a peaceful residential cul-de-sac within Thorpe Astley. The home offers a welcoming entrance hall, a spacious living room and kitchen/dining area with garden access and conservatory. Upstairs there are three well-proportioned bedrooms and a modern shower room.

Outside, there is a private garden and off-street parking. The property is well maintained and ideally suited for families or buyers seeking more space in a residential neighbourhood.

Gavin Close sits within the Thorpe Astley area, a highly desirable suburb of Leicester. The property enjoys excellent local amenities, including shops, supermarkets, leisure facilities and schools.

Transport links are exceptional, with easy access to the M1/M69 motorway network. Fosse Park Shopping Centre and regular bus routes into Leicester city centre.



## Hallway

5' 3" x 10' 3" ( 1.60m x 3.12m )

Having stairs leading to the first floor and doors opening into the lounge and kitchen/diner. Includes radiator and having neutral decor

## Ground Floor Wc

3' 5" x 5' 1" ( 1.04m x 1.55m )

Fitted with a low level WC and wash hand basin,, with tiled splashbacks, radiator and front aspect window

## Lounge

12' 6" x 14' 5" ( 3.81m x 4.39m )

Having large front facing window, offering ample space for relaxing, central heating radiator and direct access into the kitchen/diner

## Kitchen/Diner

9' 7" x 7' 2" ( 2.92m x 2.18m )

Modern fitted kitchen with a range of wall and base units, work surfaces, sink and drainer, integrated oven with hob and extractor and space for appliances.

## Conservatory

11' 1" x 11' 4" ( 3.38m x 3.45m )

A versatile additional living space overlooking the rear garden. Featuring double doors opening onto the patio, tiled flooring and plenty of natural light

## Bedroom One

11' 2" x 14' 6" ( 3.40m x 4.42m )

Generous double bedroom with front aspect window, central heating radiator and access to a private en-suite shower room

## Shower Room

7' 5" x 5' 1" ( 2.26m x 1.55m )

Fitted with a walk in shower , low level WC and wash hand basin. Fully tiled walls, heated towel rail and extractor fan.

## Bedroom Two

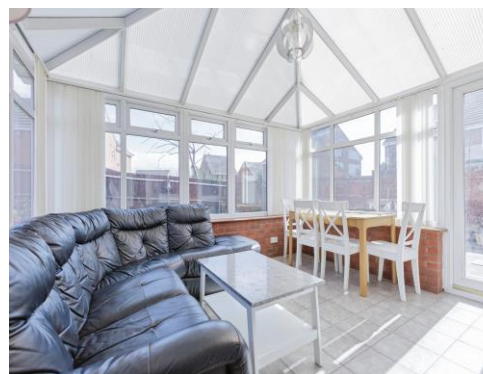
11' 9" x 8' 3" ( 3.58m x 2.51m )

A spacious double bedroom with a rear facing window overlooking the garden. Neutral decor and central heating radiator

## Bedroom Three

7' 4" x 6' 1" ( 2.24m x 1.85m )

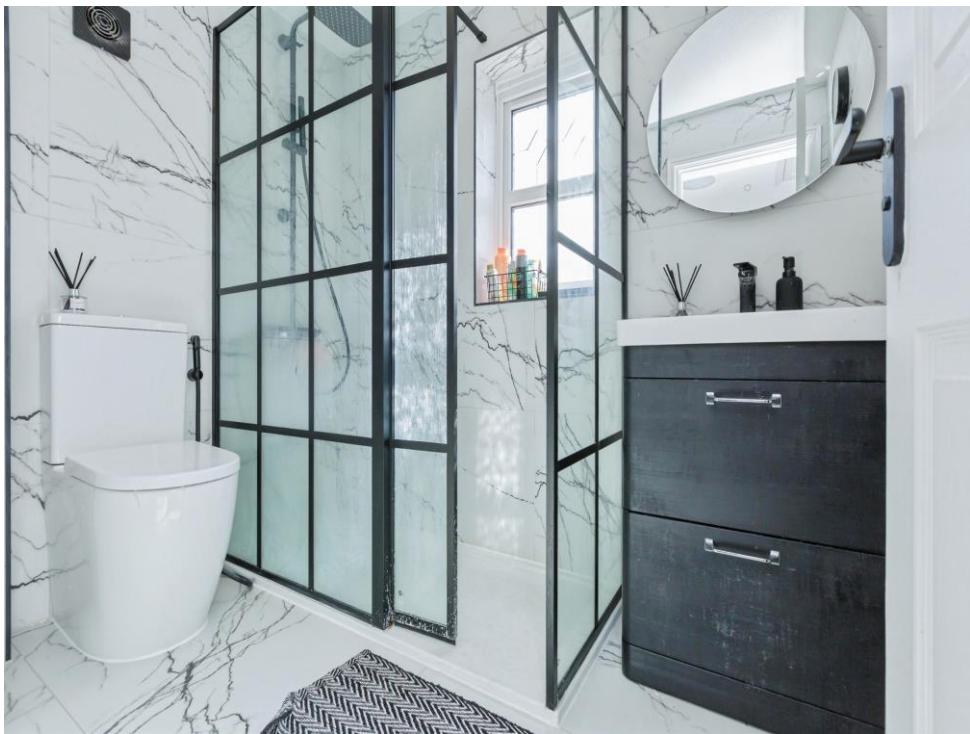
A bright single bedroom with front facing window, neutral decor and central heating radiator.



## Outside

The property benefits from a low maintenance, enclosed rear garden with patio area, perfect for outdoor dining. The front has a driveway providing off street parking and single garage. Mature borders and tidy landscaping complete with attractive exterior.

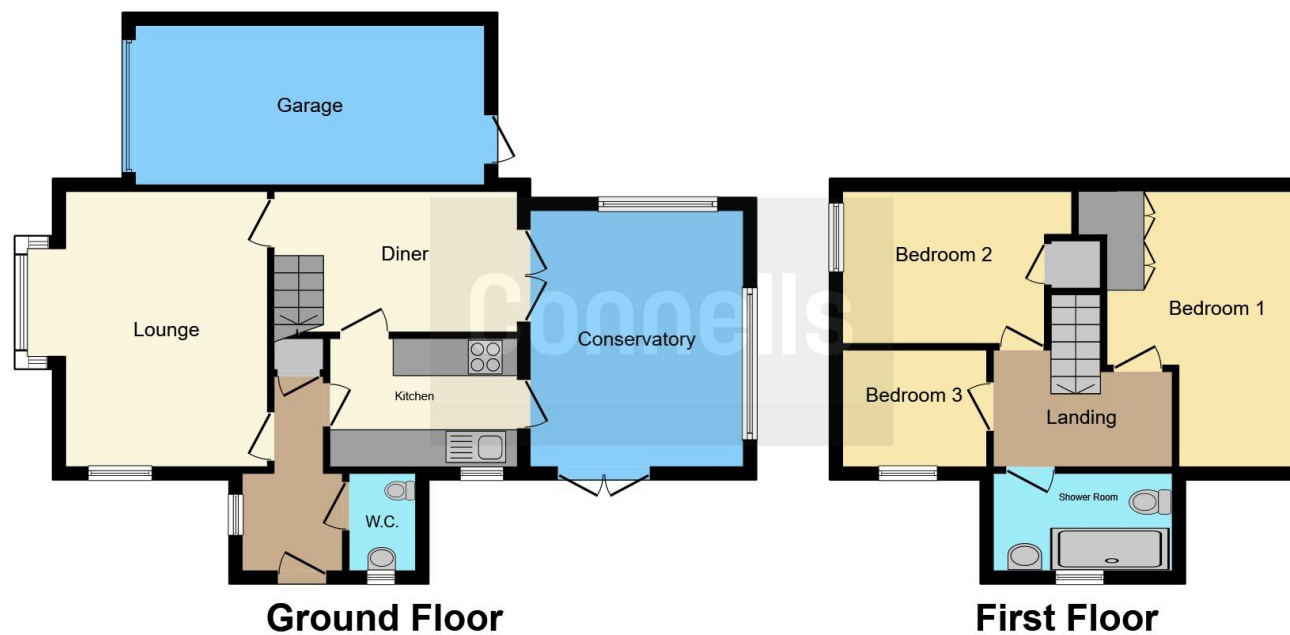












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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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