



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.









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: C

Tenure: Freehold

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