



Connells

Broad Avenue
Leicester

Broad Avenue Leicester LE5 4PT

for sale offers in excess of
£295,000



Property Description

Welcome to Broad Avenue, an end-of-terrace home occupying a generous corner plot, offering an exciting opportunity for renovation and customisation. This property is perfect for those looking to create their dream home.

The ground floor features a spacious living room, a bright conservatory, a kitchen, a utility room, and a convenient downstairs toilet.

Upstairs, you'll find three well-proportioned bedrooms and a family bathroom, providing ample space for a growing family or those seeking versatile accommodation.

With plenty of scope to modernise and add your own style, this property represents a fantastic project for buyers with vision.

Porch & Hallway

Practical entrance porch with access to the main rooms, downstairs WC and an enclosed staircase to the first floor landing.

Living Room

A generous dual-aspect space with doors opening to the conservatory, offering plenty of room for defined seating and dining zones.

Cloakroom

Guest WC conveniently located off the hall for easy access.

Conservatory

Light-filled additional living space with garden outlook; perfect as a dining area, playroom, or relaxing sun room.

Kitchen

A practical, well-proportioned kitchen offering a functional footprint ready for redesign. Positioned off the hall and adjoining the utility room, it's an ideal canvas for a contemporary refit, whether you prefer a sleek L-shaped layout with breakfast perch or an efficient galley with upgraded cabinetry and integrated appliances.

Utility

Handy laundry and storage area, adjacent to the kitchen with access to the rear garden.

First Floor Landing:

A bright and practical landing with windows to the front aspect, flooding the space with natural light, with a built-in storage cupboard for linens and essentials.

Bedroom One

Generously proportioned rear-aspect master bedroom offering a calm, private outlook over the garden. Includes built-in wardrobes for convenient storage and easy organisation. There's ample space for a king-size bed, bedside tables, and a dresser, with scope to personalise through décor and lighting.

Bedroom Two

A well-proportioned double bedroom set to the front aspect, enjoying excellent natural light and a pleasant outlook. This room comfortably accommodates a double bed, bedside tables, and freestanding or fitted storage.

Bedroom Three

A bright single bedroom located to the rear aspect, ideal as a child's room, study, or occasional guest space. This room offers a practical footprint for a single bed or daybed, a desk, and slimline storage.

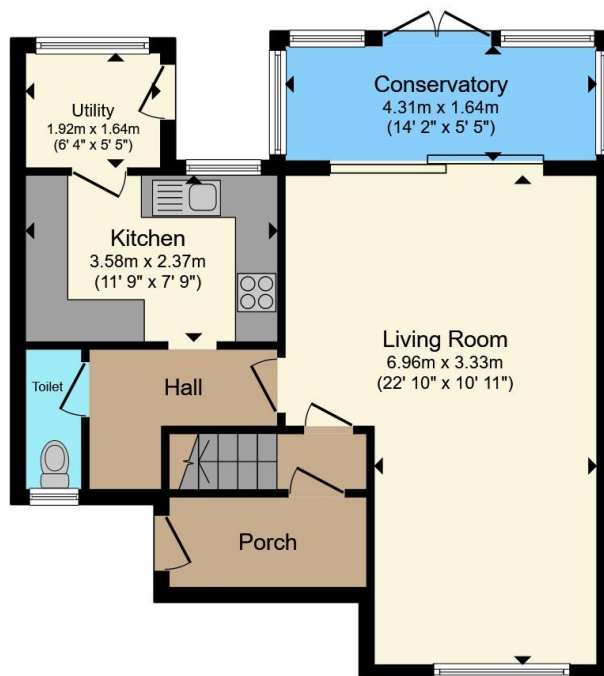
Family Bathroom

A rear-aspect family bathroom comprising a bath, wash-hand basin and WC, ready for modernisation to suit your style. The practical layout offers an ideal canvas for a fresh refit, with scope to upgrade fixtures, finishes, and lighting.

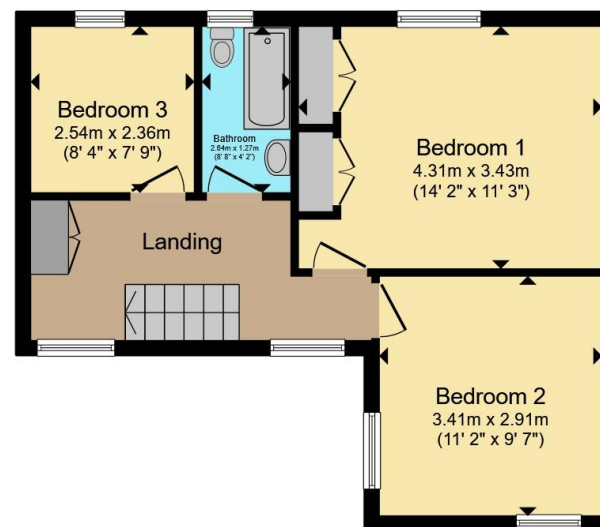








Ground Floor



First Floor

Total floor area 103.7 m² (1,117 sq.ft.) approx

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.propertybox.io

Connells

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22-24 Halford Street
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EPC Rating: D Council Tax
Band: A

Tenure: Freehold

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