



**Connells**

Broad Avenue  
Leicester



## 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.

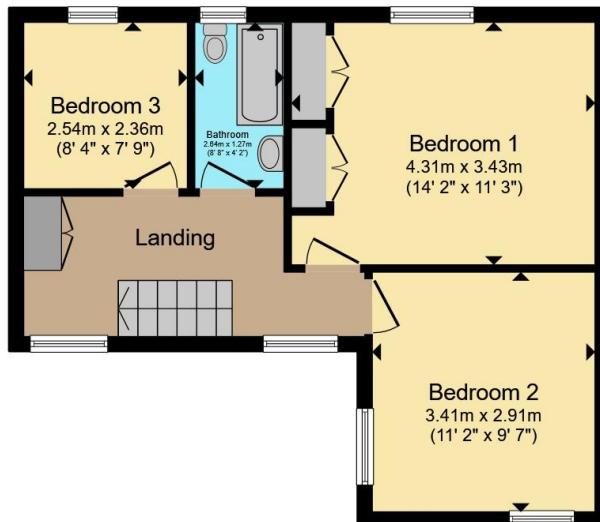








**Ground Floor**



**First Floor**

Total floor area 103.7 m<sup>2</sup> (1,117 sq.ft.) approx

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**Connells**

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EPC Rating: D    Council Tax  
 Band: A

Tenure: Freehold

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