



**Connells**

Stonesby Avenue  
Leicester





### Property Description

**\*\*CASH BUYERS ONLY\*\***

Connells Oadby are pleased to present this three-bedroom semi-detached home, perfectly positioned on the edge of the Leicester City boundary, close to Wigston town centre and its excellent range of amenities. Offering spacious accommodation and fantastic potential for modernisation, this property would make an ideal first-time purchase or investment opportunity.

The ground floor features an inviting entrance hallway, a bright and airy front living room with a feature fireplace, a well-sized kitchen, and a separate dining area-perfect for family meals or entertaining. Upstairs, there are three well-proportioned bedrooms, including a generous master double, and a three-piece family bathroom.

Externally, the home benefits from a private, enclosed rear garden with patio areas, providing plenty of space for outdoor relaxation or future landscaping.

Additional benefits include gas central heating, ample storage throughout, and freehold tenure.

Located close to Wigston, the property enjoys easy access to shops, cafés, restaurants, and everyday conveniences, along with excellent transport links via the M1, M69, and local bus and rail connections to Leicester and beyond.

Offered with great potential to personalise

and add value, this home is not to be missed.

Viewing is highly recommended.

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.









To view this property please contact Connells on

**T 01162 710612**  
**E oadby@connells.co.uk**

78B The Parade Oadby  
 LEICESTER LE2 5BF

EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

**view this property online** [connells.co.uk/Property/OBY312138](http://connells.co.uk/Property/OBY312138)



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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