

for sale

£250,000



## Gilmorton Avenue Leicester LE2 9JY

This semi-detached property is in a popular location within easy access to Fosse Shopping Park and the M1/M69 motorway network. The property benefits from three bedrooms, two reception rooms, kitchen and utility room, off road parking and rear garden.





# Gilmorton Avenue Leicester LE2 9JY

## Entrance Hall

With a door to the front of the property, central heating radiator, stairs rising to the first floor and under stairs cupboard.

## Lounge

13' 1" x 9' 11" ( 3.99m x 3.02m )

With a window to the front of the property, coving to the ceiling, fireplace and wooden flooring.

## Dining Room

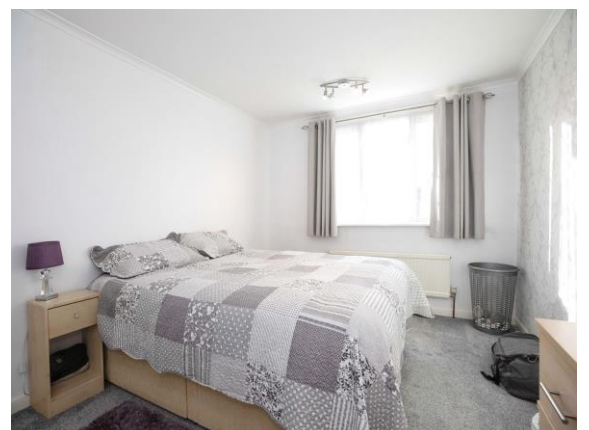
10' 8" x 8' 6" ( 3.25m x 2.59m )

With a upvc door to the rear garden, window to the rear, wooden flooring and central heating radiator.

## Kitchen

10' 11" x 7' 5" ( 3.33m x 2.26m )

Fitted with wall and base unit, work surfaces housing the sink drainer, splashback tiling, integrated oven, integrated hob with cooker hood over, wooden flooring, window to the side of the property and door to the rear garden.



## First Floor Landing

With stairs rising from the ground floor and window to the side of the property.

## Bedroom One

13' 2" x 9' 11" ( 4.01m x 3.02m )

With a window to the front of the property and central heating radiator.

## Bedroom Two

10' 10" x 10' 10" ( 3.073m x 3.30m )

With a window to the rear of the property, fitted wardrobe and central heating radiator.

## Bedroom Three

9' 9" x 6' 5" ( 2.97m x 1.96m )

With a window to the front of the property and central heating radiator.

## Bathroom

There is a bath with shower over, wash hand basin, wc, towel radiator, tiled flooring and window to the rear of the property.

## Utility Room

8' 9" x 8' 4" ( 2.67m x 2.54m )

With base cupboards, work surface, sink, plumbing for a washing machine, tiled flooring, wc and central heating radiator.

## Outside

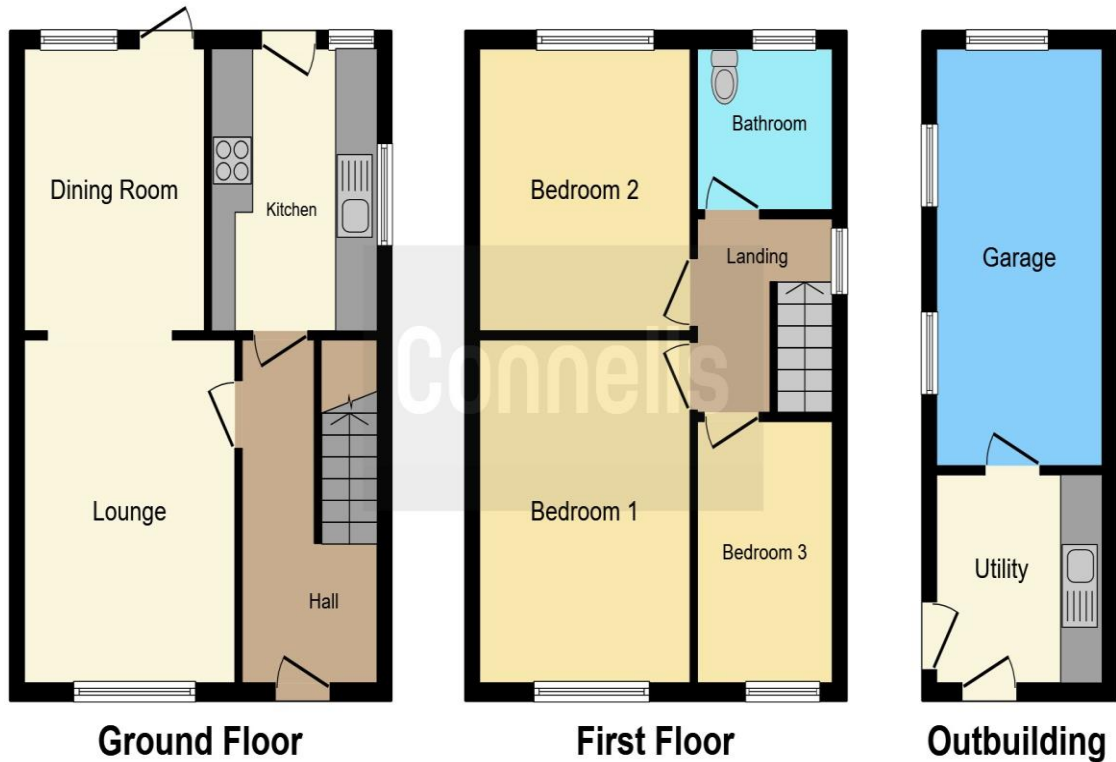
To the front of the property there is a lawned area and off road parking.

The rear garden has a patio area and outside tap.

The garage has windows to the side and door from the utility area.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

**directions to this property:**

Proceed out of Blaby along Leicester Road and at the roundabout continue straight ahead. At the traffic lights continue ahead towards Glen Parva. Turn left onto Gilmorton Avenue where the property is located and can be identified by our Connells For Sale board.

To view this property please contact Connells on

**T 0116 247 7477**  
**E [blaby@connells.co.uk](mailto:blaby@connells.co.uk)**

8-10 Leicester Road BLABY  
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Property Ref: BLA309204 - 0004

**Tenure:** Freehold

**EPC Rating:** C

**view this property online [connells.co.uk/Property/BLA309204](http://connells.co.uk/Property/BLA309204)**



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