



**Withcote Avenue, Leicester LE5 6SX**

**welcome to**

**Withcote Avenue, Leicester**

A well presented three bedroom home on offering a lounge, kitchen/diner, utility room, three bedrooms, shower room and a bathroom. The property boasts a generous rear garden and a driveway to the front providing off road parking.



### **Entrance Hall**

Door to the front.

### **Lounge**

14' 7" x 11' 10" ( 4.45m x 3.61m )

Double glazed bay window to the front and radiator.

### **Kitchen / Diner**

17' 11" x 10' 4" ( 5.46m x 3.15m )

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrated oven and hob and space for further appliances. Double glazed window and double glazed double doors to the rear.

### **Utility Room**

10' 1" x 5' 5" ( 3.07m x 1.65m )

Double glazed window to the rear, door to the rear.

### **Shower Room**

Double glazed window to the rear, shower cubicle, WC and hand wash basin.

### **First Floor Landing**

With stairs rising from the ground floor.

### **Bedroom One**

12' 4" x 10' 2" ( 3.76m x 3.10m )

Double glazed window to the front, fitted wardrobes and radiator.

### **Bedroom Two**

12' x 9' 7" ( 3.66m x 2.92m )

Double glazed window to the rear and radiator.

### **Bedroom Three**

8' 11" x 7' 8" ( 2.72m x 2.34m )

Double glazed window to the front and radiator.

### **Bathroom**

Double glazed window to the rear, bath with shower over, WC, hand wash basin and radiator.

### **Front & Rear Of Property**

The property boasts a generous rear garden, which is mainly laid to lawn, providing a lovely outdoor space for children to play or for hosting summer gatherings. The front of the property features a driveway for off road parking.



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## **Withcote Avenue, Leicester**

- End Terraced
- Three Bedrooms
- Bathroom & Shower Room
- Rear Garden
- Off Road Parking

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

offers over

**£350,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LHS119489 - 0002

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