



Cleveleys Avenue, Leicester LE3 2GH

welcome to

Cleveleys Avenue, Leicester

This charming three-bedroom semi-detached property in Braunstone Town features a spacious through lounge and diner, a kitchen, a utility room, and a conservatory on the ground floor. Upstairs, you will find three comfortable bedrooms and a family bathroom.



Entrance Hall

Door to the front.

Lounge/Dining Room

25' 7" x 10' 10" (7.80m x 3.30m)

Double glazed window to front, patio doors to the conservatory and radiator.

Kitchen

8' 5" x 6' 8" (2.57m x 2.03m)

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer, radiator, integrated oven and hob. Double glazed window to rear.

Utility Room

Door to the front, window to the rear and door to the rear.

Conservatory

9' 11" x 7' 10" (3.02m x 2.39m)

First Floor Landing

Window to the side.

Bedroom One

13' 1" x 10' (3.99m x 3.05m)

Double glazed window to the front and radiator.

Bedroom Two

8' 7" x 6' (2.62m x 1.83m)

Double glazed window to the front and radiator.

Bedroom Three

11' 4" x 11' 1" (3.45m x 3.38m)

Double glazed window to the rear and radiator.

Bathroom

Double glazed window to the rear, bath, WC, hand wash basin and towel rail.

Front & Rear Of Property

To the front of the property is off road parking. To the rear of the property is a garden laid to lawn with a patio and a shed.



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welcome to

Cleveleys Avenue, Leicester

- Semi-Detached
- Three bedrooms
- Convenient utility room
- Bright conservatory space
- Spacious through lounge

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

offers in the region of

£280,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LHS119970 - 0006

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william h brown



0116 251 4131



Leicester@williamhbrown.co.uk



16-18 Halford Street, LEICESTER, Leicestershire,
LE1 1JB



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)