



**Waltham Avenue, LEICESTER LE3 1FD**

**welcome to**

## **Waltham Avenue, LEICESTER**

A well-presented three-bedroom home on a corner plot in Braunstone, Leicester. Features a spacious lounge with wooden flooring, a fitted kitchen, generous bedrooms (one with fitted storage), and a modern bathroom. Enjoy the large driveway and private rear garden-ideal for family living.

### **Entrance Porch**

Door to the side.

### **Entrance Hall**

Door to the side.

### **Lounge**

Two windows, fire place, wooden flooring and radiator.

### **Kitchen**

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, under stairs storage, radiator, integrated oven and hob. Window to the rear and door to the garden.

### **First Floor Landing**

With stairs rising from the ground floor.

### **Bedroom One**

Window to the front, fitted wardrobe and radiator.

### **Bedroom Two**

Window to the front and radiator.

### **Bedroom Three**

Window to the rear and radiator.

### **Bathroom**

Window to the rear, bath, WC, hand wash basin and radiator.

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

To the front of the property is a large driveway providing off road parking. To the rear of the property is a easy to maintain garden.







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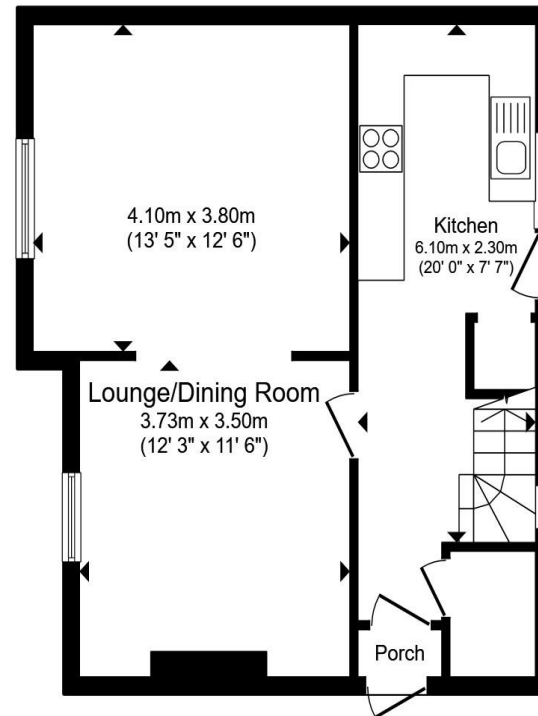
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## Waltham Avenue, LEICESTER

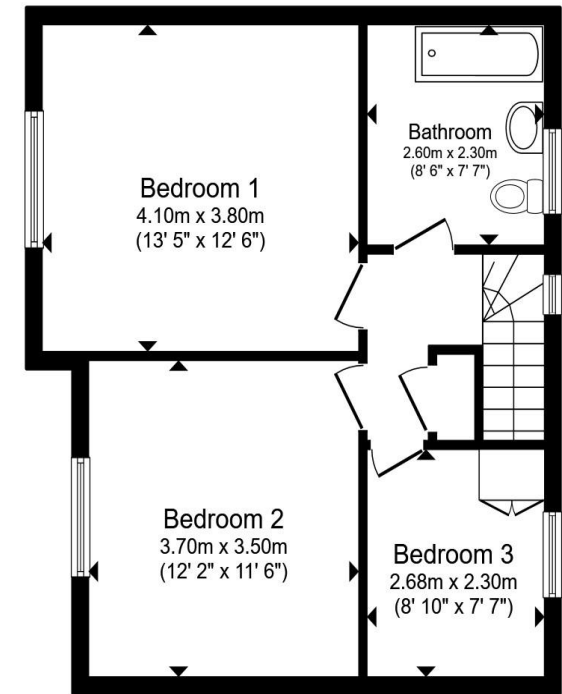
- Corner plot location
- Spacious wooden-floored lounge
- Fitted kitchen
- Generous bedrooms
- Large driveway & rear garden

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

**£235,000**



**Ground Floor**



**First Floor**

Total floor area 95.3 m<sup>2</sup> (1,026 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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Property Ref:  
LHS120316 - 0004

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