



Shottery Avenue, Leicester LE3 2ST

welcome to

Shottery Avenue, Leicester

This charming three-bedroom semi-detached house located in Braunstone Town features a living room, dining room, utility area and extended kitchen making up the ground floor. The first floor is where you will find three bedrooms as well as the family bathroom.



Entrance Porch

Door to the front

Entrance Hall

Door to the front.

Lounge

Bay window to the front, wood burner, radiator and wood effect flooring. .

Dining Room

Wood effect flooring, radiator and access to the kitchen.

Kitchen

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

Utility Area

Under stairs utility area

First Floor Landing

Window to the side and stairs rising from the ground floor.

Bedroom One

Bay window to the front, fitted wardrobes and radiator.

Bedroom Two

Window to the rear, integrated storage cupboard, wood effect flooring and radiator.

Bedroom Three

Window to the front, wood effect flooring and radiator.

Shower Room

Window to the rear, shower cubicle, WC, hand wash basin, radiator and fully tiled.

Outbuilding

Insulated outbuilding with french doors and is complete with its own CAT-6 cable, making it perfect for a home office or playroom.

Front & Rear Of Property

To the front of the property is a driveway providing off road parking. To the rear of the property is an easy to maintain garden laid to lawn with a patio area.



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Shottery Avenue, Leicester

- Semi Detached
- Three Bedrooms
- Spacious Open-Plan Layout
- Modern Extended Kitchen
- Generous Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£270,000



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