

# FOR SALE



**Abbey**  
Lettings & Sales



## Avebury Avenue

Leicester, LE4 0FQ

**£330,000**



Welcome to this charming property that offers the perfect blend of comfort and style. This detached house boasts a spacious reception room, ideal for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of space for the whole family to unwind and recharge.

The property features a bathroom, ensuring convenience and functionality for your daily routines. The integral garage provides secure parking for your vehicle, offering peace of mind in bustling Leicester. Additionally, the summer house adds a touch of luxury, perfect for enjoying lazy afternoons or hosting intimate gatherings.

Step outside into the stunning garden, a true oasis of tranquillity where you can escape the hustle and bustle of city life. The detached nature of the property offers privacy and seclusion, creating a peaceful retreat to call home. Don't miss this opportunity to own a piece of paradise.





### Entrance Porch

UPVC front door, tiled flooring, light point and door leading the entrance hall.

### Entrance Hall

Radiator, tiled flooring, storage cupboards, doors leading to kitchen and lounge diner.

### Open Plan Lounge/Diner 10'10" x 23'7" (3.327 x 7.189)

### Lounge 12'3" x 10'10" (3.746 x 3.327)

Ceiling light point, radiator, laminate wood flooring, double glazed bay window and TV point.

### Dining Area 10'5" x 11'3" (3.193 x 3.443)

Fire place with surroundings, laminate wood flooring, radiator, virgin point and UPVC door leading patio area in the rear garden.

### Kitchen 14'2" x 6'10" (4.340 x 2.086)

Ceiling light point, radiator, tiled flooring, plumbing for washing machine, fully fitted kitchen offering base and wall cupboards, rolled edge worktop with sink and drainer with hot and cold mixer tap, gas hob with extractor fan over, oven, double glazed window and UPVC door leading to side of the house and rear garden.

### Stairs and 1st Floor Landing

Ceiling light point, double glazed window, loft hatch and carpeted flooring.

### Bedroom 1 13'3" x 9'10" (4.059 x 3.013)

Ceiling light point, radiator, carpeted flooring and double glazed bay window.

### Bedroom 2 10'9" x 10'10" (3.294 x 3.324)

Ceiling light point, radiator, carpeted flooring and double glazed bay window.

### Bedroom 3 7'11" x 6'11" (2.416 x 2.123)

Ceiling light point, radiator, carpeted flooring and double glazed bay window.

### Bathroom 6'8" x 5'11" (2.040 x 1.813)

Spot light points, double glazed window, radiator, tiled flooring, a 3 piece bathroom suite comprising of a bath with electric shower over, shower attachment to the taps, sink and a low level flush toilet.

### To The Front Of The Property

There is a driveway which leads to the integral garage then steps to the front of property and side gates with mature shrubs and stoned area.

### To The Rear Of The Property

There is a an enclosed garden offering a patio area and steps leading to lawn area with mature shrubs which leads down to the summer house.

### Summer House 16'7" x 8'4" (5.064 x 2.564)

Ceiling light point, double glazed windows, separate fuse box and laminate wood flooring.

### Integral Garage

Up and over garage door and concrete floor.

### Additional Information

How To Make An Offer - Please email with any offers along with proof of funds and mortgage in principle. Please include a photo ID and a recent utility bill with your current address this will then be submitted to the vendor.

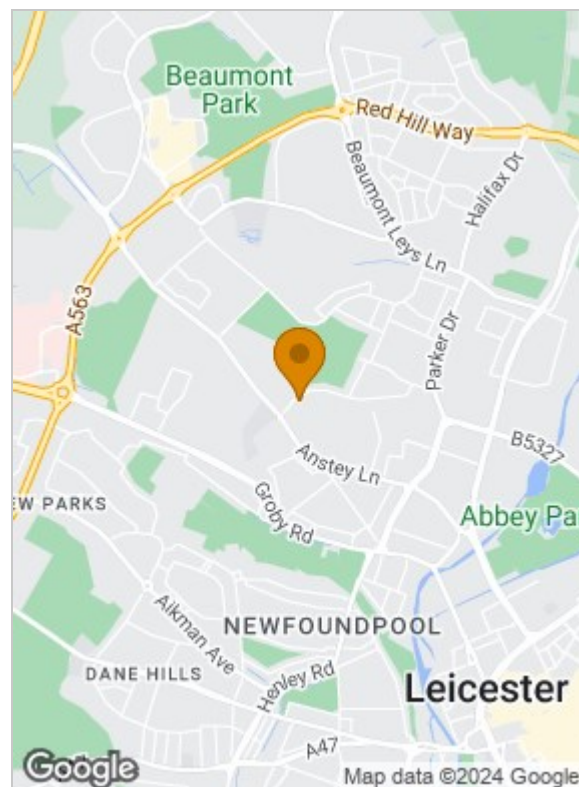
Money Laundering - In line with current money laundering regulations, prospective buyers will be asked to provide us with a photo I.D. (e.g. Passport, driving license, bus pass, etc) and proof of address (e.g. Current utility bill, bank statement, etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees, or third parties should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements, floor plans, and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Abbey Lettings & Sales. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to the exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright in all advertising material used to market this Property.

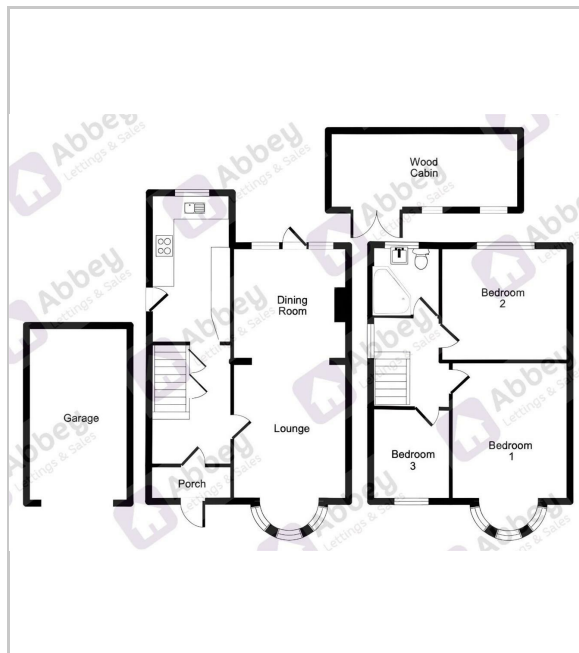
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Free Property Valuations! - If you have a house to sell then we would love to provide you with a free no-obligation valuation.

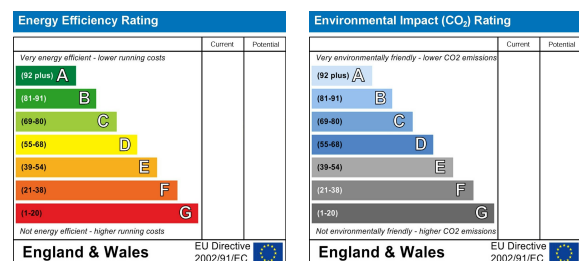
## Area Map



## Floor Plans



## Energy Efficiency Graph



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