



**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 - 0007

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