



**Connells**

Maple Avenue  
Leicester



## Property Description

Welcome to Maple Avenue, a traditional semi-detached property offering excellent potential and generous accommodation throughout. Positioned within a sought-after residential location in Leicester, this home is perfect for first-time buyers, families or investors looking to place their own stamp on a spacious and well-laid-out home.

The ground floor features an inviting entrance hall leading through to a bright and airy lounge with a large bay window overlooking the front. Beyond this is the sizeable kitchen/dining room, offering ample storage units and worktop space, along with room for a dining table. To the rear of the property is a well-proportioned bathroom and a separate WC, providing added convenience.

Upstairs, the property benefits from three good-sized bedrooms, each with plenty of natural light. The layout lends itself to families needing flexible sleeping arrangements or those working from home.

Externally, the property enjoys a generous rear garden with lawn and pathway, enclosed by fencing and mature hedging, an ideal space for outdoor seating, gardening, or potential future landscaping. The frontage features a picket boundary and pedestrian access.

With its traditionally built structure, spacious rooms, and excellent scope for modernisation, this property offers a fantastic opportunity to create a lovely family home in a well-regarded location

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hall

A welcoming entrance hall providing direct access to the lounge and staircase rising to the first floor. The hallway features neutral décor and offers a practical layout for everyday use.

## Lounge

12' 4" x 12' 4" ( 3.76m x 3.76m )

A bright front-facing reception room featuring a wide bay window that floods the space with natural light. The room includes a central chimney breast and offers ample space for a variety of living furniture. Finished in warm, neutral tones, this is an inviting area ideal for relaxing or entertaining.

## Kitchen/Dining Room

10' 4" x 12' 8" ( 3.15m x 3.86m )

A generously sized kitchen/diner located to the rear of the ground floor. The space includes a range of fitted base and wall units, worktop surfaces, a stainless-steel sink, freestanding appliances, and tiled splashbacks. There is space for a dining table, making it a functional and sociable area. A rear window and internal door provide access to the bathroom and rear garden.

## Ground Floor Bathroom

A well-proportioned bathroom finished with full wall tiling. The room includes a bathtub with mixer shower, a wash basin and frosted rear window for privacy. Positioned just off the kitchen for convenience.

## Separate WC

Located in a small lobby area off the bathroom, the WC is fitted with a toilet and matching wall tiling, offering additional practicality for family living.

## First Floor Landing

A central landing area providing access to all three bedrooms. The space includes a staircase rising from the ground floor and offers a practical layout connecting the first-floor accommodation.

## Bedroom One

15' 8" x 9' 9" ( 4.78m x 2.97m )

A spacious main bedroom positioned at the front of the property. The room benefits from a large window allowing plenty of natural daylight and features fitted wardrobes with sliding mirrored doors. The layout provides excellent furniture space.

## Bedroom Two

8' 2" x 12' 8" ( 2.49m x 3.86m )

A good-sized second bedroom with a rear-facing window. The room includes neutral décor and offers ample space for a double bed or alternate use such as a home office or dressing room.

## Bedroom Three

7' 3" x 9' 5" ( 2.21m x 2.87m )

A well-proportioned third bedroom with a rear window overlooking the garden. Suitable as a single bedroom, nursery, or study, it features a simple and versatile layout.

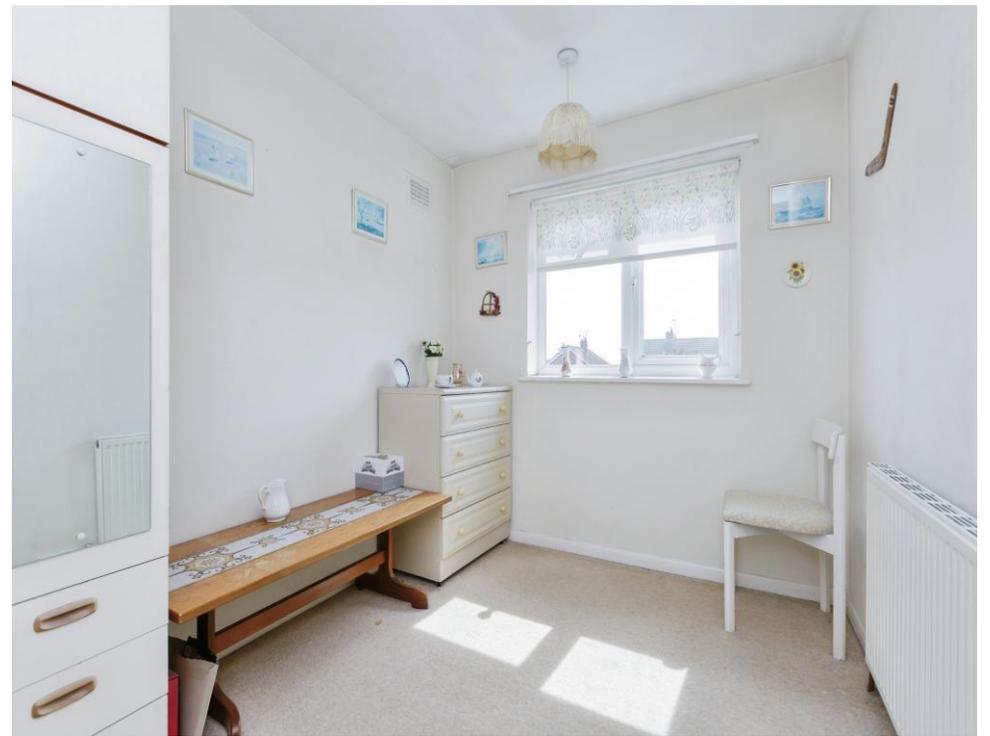
## Rear Garden

A long, enclosed rear garden featuring a central pathway with lawned areas on either side. Surrounded by fencing and mature hedging, the garden provides a private outdoor space with scope for landscaping, seating areas, or planting.

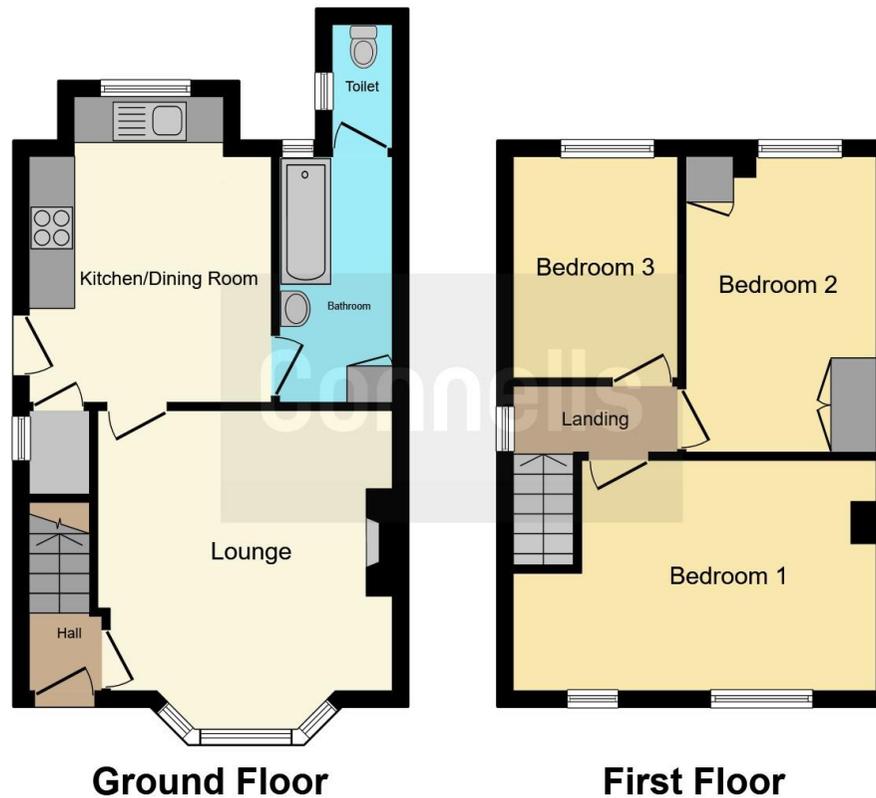
## Front Exterior

The property is approached via a picket-style boundary with a gated walkway to the front door. The frontage offers potential for decorative planting and adds character to the home's kerb appeal.









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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

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