



Connells

Chatteris Avenue
Leicester



Property Description

Well-Presented Family Home in a Popular Residential Location

Situated in a sought-after area of Leicester, this well-presented property offers comfortable and spacious living, ideal for families or first-time buyers.

The ground floor comprises a welcoming entrance hall leading to a bright and generous lounge, along with a fitted kitchen providing ample storage and workspace. To the rear, the property benefits from a private garden, perfect for outdoor relaxation or entertaining.

Upstairs, there are well-proportioned bedrooms offering plenty of natural light, alongside a family bathroom fitted with a contemporary suite.

Conveniently located close to local shops, schools, and amenities, the property also benefits from excellent transport links to Leicester city centre and surrounding areas.

Entrance Porch

Entrance Hall

Welcoming entrance hall providing access to all ground floor accommodation. Neutrally decorated, offering a practical space for coats and shoes and creating a pleasant first impression of the home.

Ground Floor Wc

Convenient ground floor WC fitted with a low-level WC and wash hand basin. Neutrally presented, providing added practicality for guests and everyday use.

Living Room

Spacious and well-presented living room offering a comfortable area for both relaxing and entertaining. The room benefits from ample natural light and neutral décor, providing a versatile space to suit a range of furnishings, patio doors overlooking the rear garden, brick fireplace with surround and radiator

Dining Room

Well-proportioned dining room providing an ideal space for family meals and entertaining. Neutrally decorated with ample room for a dining table and chairs, creating a practical and inviting setting.

Kitchen

Fitted with a range of wall and base units, integrated oven, hob and extractor hood, part tiled walls and double glazed window

First Floor Landing

Bedroom One

Spacious double bedroom offering a comfortable space neutrally decorated and benefiting from plenty of natural light, with ample room for bedroom furniture.

Bedroom Two

Well-proportioned second bedroom, ideal for use as a guest room, neutrally decorated with space for essential furnishings, offering flexibility to suit a range of needs.

Bedroom Three

Well-sized third bedroom, ideal for use as a child's room, study, or home office. Neutrally presented and offering flexibility to suit a variety of needs.

Shower Room

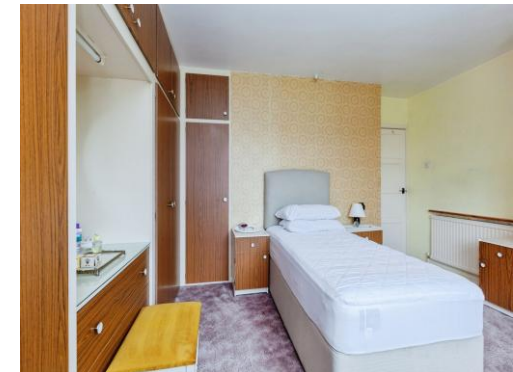
Fitted with a walk-in shower, wash hand basin, radiator and obscure glazed window. Finished with contemporary tiling, offering a clean and practical space.

Separate Wc

Additional separate WC comprising a low-level toilet. Conveniently located and ideal for busy households, adding extra practicality to the home.

Outside

The property benefits from a private rear garden, providing an ideal space for outdoor relaxation, entertaining, or family use and shed for additional storage. To the front, there is a driveway with a single garage

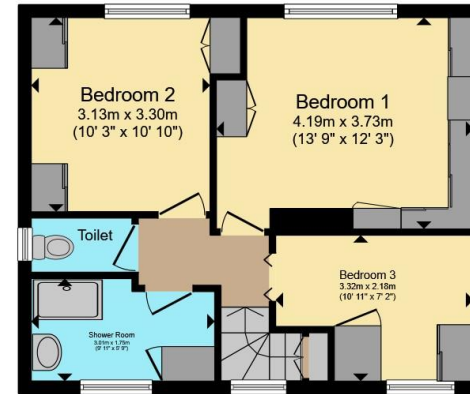








Ground Floor



First Floor

Total floor area 131.8 m² (1,418 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



To view this property please contact Connells on

T 0116 262 0022
E leicester@connells.co.uk

22-24 Halford Street
 LEICESTER LE1 1JB

EPC Rating: Council Tax
 Awaited Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/LTR325866



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LTR325866 - 0002