



Connells

Somerset Avenue  
Leicester



## Property Description

**\*\* Three-Bedroom Semi-Detached Home – Sought-After Abbey Location \*\***

Perfectly positioned on a quiet and well-established residential street, 22 Somerset Avenue presents a fantastic opportunity to acquire a generously sized three-bedroom semi-detached home in one of Leicester's most consistently popular LE4 locations. With its family-friendly surroundings, excellent local amenities, and strong community feel, this property offers both comfort and long-term potential.

Somerset Avenue is part of a peaceful, long-established neighbourhood within the Abbey / LE4 district. Residents value the area for its stability, friendly atmosphere, and easy access to everything needed for day-to-day living.

From the moment you arrive, the property's traditional semi-detached layout and generous frontage create a welcoming first impression. Inside, the home offers a spacious front lounge that benefits from natural light throughout the day, fitted kitchen with ample worktop space, two generous double bedrooms and a comfortable third bedroom ideal for a child, home office, or dressing room and family bathroom. A good-sized garden perfect for children, pets, or outdoor entertaining, extended double garage and outside utility room and WC.

Somerset Avenue offers a rare blend of space, potential, and location — a home that

can grow with you and adapt to your needs. Early viewing is strongly recommended.

## Hallway

The hallway leads directly to the lounge/diner, with the staircase rising to the first-floor landing.

## Lounge/Dining Room

The property features a spacious lounge/dining room, offering a bright and versatile living space ideal for both relaxation and entertaining. The lounge area enjoys generous natural light, creating a warm and welcoming atmosphere throughout the day, radiator and fireplace. There is ample room for comfortable seating, media units and family furnishings. The dining area provides an excellent space for a family table, making it perfect for everyday meals or hosting guests.

## Kitchen

Fitted with modern wall and base units with ample worktop space, built in oven, hob and extractor hood, extractor fan and double glazed window overlooking the rear

## First Floor Landing

## Bedroom One

A generously sized double bedroom

positioned at the front of the property, offering a bright and comfortable space ideal for relaxation. The room benefits from a large window that allows plenty of natural light to flow in, fitted mirrored wardrobes, radiator and carpet flooring

## Bedroom Two

A well-sized double bedroom positioned at the rear of the property, offering a peaceful outlook over the garden, radiator and carpet flooring

## Bedroom Three

A well-presented single bedroom positioned at the front of the property, offering a bright and practical space ideal for a child's room, nursery or home office, double glazed window and radiator

## Bathroom

Fitted with a three piece white suite comprising panelled bath, low level WC and wash hand basin, tiled walls and obscure glazed window to allow privacy and ventilation

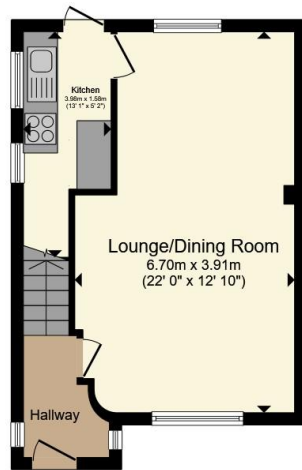
## Outside

To the front, a neatly presented area, provides an attractive approach to the home. The rear garden offers a spacious and private outdoor area ideal for families or entertaining friends and family. The property also benefits from an extended double garage, utility room and WC comprising wash hand basin

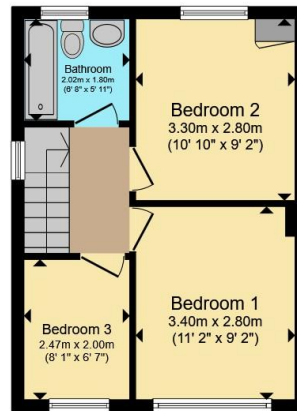




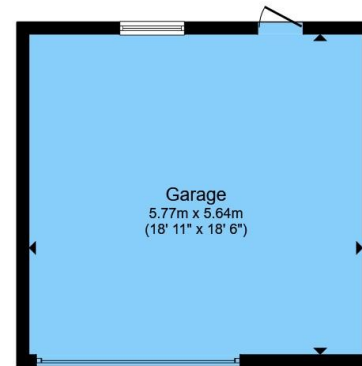




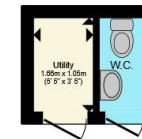
**Ground Floor**



**First Floor**



**Outbuilding**



Total floor area 101.2 m<sup>2</sup> (1,090 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](http://www.propertybox.io)



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EPC Rating: D    Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/LTR326023](http://connells.co.uk/Property/LTR326023)**



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