



AVENUE ROAD
EXTENSION

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Connells

Avenue Road Extension
Leicester

Avenue Road Extension Leicester LE2 3EH

for sale offers over
£270,000



Property Description

Situated in the highly sought-after Clarendon Park area of South Leicester, Avenue Road Extension offers a peaceful yet well-connected setting ideal for families and professionals alike. The property benefits from its very close proximity to Queens Road, known for its vibrant independent shops, cafés, bars and restaurants.

The area is particularly well regarded for its excellent local schooling, making it a popular choice for growing families. Leicester University and Leicester Royal Infirmary are also within easy reach, adding to the area's strong appeal for professionals and academics. Residents can also enjoy nearby green spaces including Victoria Park and Knighton Park, perfect for outdoor activities, walking and relaxation.

Upon entering the property, you are welcomed by a generous hallway leading into a spacious front reception room leading through to the dining room. To the rear, a fitted kitchen provides an excellent space for both everyday living and entertaining and door leading to a convenient and modern ground floor bathroom.

Upstairs, the property boasts three well-proportioned bedrooms and externally, the property offers a well-kept rear garden, providing a peaceful outdoor retreat.

This is a fantastic opportunity to acquire a move-in-ready family home in a prime Leicester location, offering space, versatility and convenience in equal measure.

Early viewing is highly recommended to avoid disappointment

Hall

The property is entered via a welcoming entrance hallway, offering a bright and airy first impression with neutral décor. The hallway provides access to the main reception rooms and features a staircase rising to the first floor

Lounge

The lounge is bright and spacious, finished in neutral décor, it offers an inviting and comfortable space ideal for relaxing or entertaining, with ample room for a range of furnishings.

Dining Room

Offers a versatile and well-proportioned space, ideal for formal dining or entertaining. With plenty of natural light and neutral décor throughout, it provides a comfortable setting for family meals while also offering flexibility to be used as an additional reception area if desired.

Kitchen

Fitted with a range of wall and base units, space for additional appliances, part tiled walls, stainless steel sink unit and double glazed window overlooking the rear garden

Ground Floor Bathroom

Fitted with a modern three-piece suite, comprising a bath with overhead shower, wash hand basin and low-level WC. Finished with neutral tiling, the space is both practical and well-maintained, ideal for everyday use.

First Floor Landing

Bedroom One

A spacious and well-proportioned double room, featuring ample space for wardrobes and additional furnishings. Filled with natural light, the room offers a bright and comfortable environment, ideal as a relaxing principal bedroom.

Bedroom Two

A well-sized and versatile room, offering comfortable accommodation with space for essential furnishings. Bright and neatly presented, it would be ideal as a guest bedroom or child's room,

Bedroom Three

A good-sized single room, well-suited as a nursery, or home office

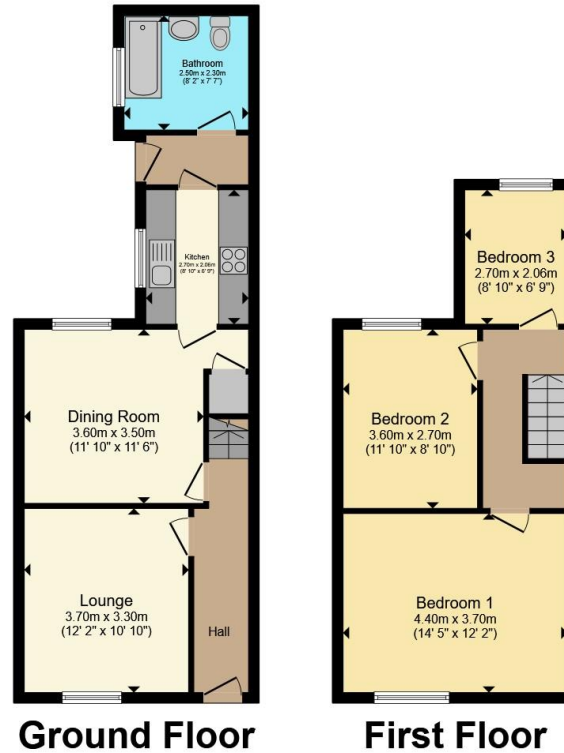
Outside

The property benefits from a well-maintained rear garden, providing a private outdoor space ideal for relaxing, entertaining, or family use.









Total floor area 85.5 m² (920 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

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22-24 Halford Street
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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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