



**Connells**

Campbell Avenue  
Thurmaston Leicester



## Property Description

**\*\*Beautiful Family Home in Popular Thurmaston\*\***

Welcome to Campbell Avenue, a well-presented and deceptively spacious home set in the heart of Thurmaston, one of Leicester's most sought-after suburban locations. This property offers a fantastic blend of comfort, practicality, and convenience—ideal for first-time buyers, growing families, or anyone looking to settle in a friendly, well-connected community.

The property welcomes you with a warm and inviting entrance hall leading into a spacious lounge—ideal for cosy evenings or hosting guests. The modern kitchen/diner sits at the rear, offering a practical and stylish space for cooking and family meals, with direct access to the garden and a conservatory. Three well-sized bedrooms with flexibility for sleeping, working, or storage. The family bathroom is finished to a clean, modern standard. Outside, the rear garden provides a private outdoor retreat—perfect for children, pets, or summer gatherings. The front of the property offers a neat approach having gated access with driveway for multiple vehicles.

This property offers excellent road links connect you easily to Leicester city centre, the A46, and motorway routes, while nearby parks and green spaces make it a lovely area for families.

Early viewing is strongly recommended to appreciate everything this property has to offer.

## Entrance Hall

The hallway provides access to the main living areas. Its clean, neutral décor creates an inviting feel as soon as you step inside.

## Lounge

A bright and comfortable lounge offering a warm and welcoming space for everyday living. The room benefits from a generous window that fills the space with natural light, creating an airy feel throughout the day, central heating radiator and carpet flooring

## Kitchen

Fitted kitchen with a range of wall and base units, it provides generous worktop areas and ample storage, built in oven, hob and extractor fan, space for dining table and double glazed window overlooking the rear garden

## Dining Room

Having double glazed window overlooking the rear and radiator. Fitted with shelving and units for added storage

## Store Room

A handy and well-positioned store room offering valuable extra space for everyday essentials. Ideal for keeping household items neatly tucked away. This can also be converted into a potting shed to store away garden equipment

## Wc

Comprising a low level WC

## Utility Area

A practical utility area providing useful additional covered space with direct access to both the garden and the main house. Ideal for storing outdoor equipment, bikes, or gardening tools, it offers great everyday convenience

## Conservatory

A bright and versatile conservatory offering an excellent additional living space, ideal for dining, relaxing, or using as a playroom. With large windows allowing plenty of natural light to flood in, this room enjoys lovely views of the rear garden and provides a seamless connection between indoor and outdoor living. Door opens directly onto the garden, making it a perfect spot for year-round enjoyment.

## Study

A versatile study offering an ideal space for home working, studying, or creative projects

## Bedroom One

A spacious and well-presented primary bedroom offering a comfortable and relaxing retreat. The room benefits from generous proportions and a large window that allows plenty of natural light to flow in, creating a bright and airy atmosphere. There is ample space for a double bed, fitted wardrobes, gas central heating radiator and door leading to the en-suite

## En-Suite

En-suite shower room offering convenience and privacy, fitted with a shower enclosure, wash basin, and low-level WC

## Dressing Room

Situated off the main bedroom

## Bedroom Two

A well-proportioned second bedroom offering a bright and comfortable space suitable for a double bed or generous single. The room enjoys plenty of natural light and provides ample space for wardrobes or additional storage.

## Bedroom Three

A well-designed third bedroom offering a bright and versatile space, ideal for use as a child's room, guest bedroom, or home office.

## Bathroom

Three piece suite comprising panelled bath, wash hand basin and low level WC, tiled walls and double glazed window

## Outside

The property enjoys an attractive and well-maintained exterior, offering both kerb appeal and practical outdoor space. To the front, a gated entrance which has a driveway. The enclosed rear garden which is of a quarter of an acre and provides a private and versatile outdoor area, ideal for relaxing, entertaining, or family activities. With a mix of lawn and patio space, it's easy to enjoy throughout the year and offers plenty of potential for personal landscaping or gardening. The garden also has a useful garden shed providing excellent additional storage for tools, outdoor equipment, and seasonal items









Total floor area 171.6 m<sup>2</sup> (1,847 sq.ft.) approx

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To view this property please contact Connells on

**T 0116 262 0022**  
**E [leicester@connells.co.uk](mailto:leicester@connells.co.uk)**

22-24 Halford Street  
 LEICESTER LE1 1JB

EPC Rating: Awaited  
 Council Tax Band: E

Tenure: Freehold

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