



Connells

Frinton Avenue
Leicester



Property Description

****Beautiful Family Home on Frinton Avenue – Sought-After LE5 Location****

A wonderfully presented property set in one of Leicester's most popular residential pockets. Positioned close to excellent schools, local shops, parks, and major transport links, this home offers the perfect blend of comfort, convenience, and community living.

The property opens into a welcoming hallway leading to a light-filled lounge, perfect for everyday family life. A modern kitchen sits at the rear, offering ample worktop space and direct access to the garden.

Upstairs, you'll find well-sized bedrooms with plenty of natural light, along with a stylish family bathroom. The rear garden provides a peaceful retreat with a mix of lawn and patio areas, ideal for summer gatherings. The front of the property benefits from off-road parking.

Frinton Avenue is situated in the heart of LE5, known for its strong community feel and excellent access to highly regarded schools, local shops, supermarkets, and eateries, bus routes into Leicester city centre and nearby parks and recreational spaces.

This lovely home is ready to welcome its next owners and offers an ideal opportunity for families or first-time buyers looking to settle in a thriving Leicester neighbourhood. Early viewing is highly recommended to appreciate everything it has to offer.

Entrance Hall

The entrance hall offers a welcoming first impression, with access to the main living areas and stairs rising to the first floor.

Lounge

The lounge is a bright and spacious room, offering ample space for both relaxation and entertaining. A large front-facing window allows natural light to flood the space, creating a warm and welcoming atmosphere and central heating radiator

Dining Room

The dining room offers a comfortable and versatile space for family meals and entertaining, with ample room for a dining table and direct access to the adjoining living areas.

Kitchen

The kitchen is fitted with a range of modern units and ample worktop space, offering a practical and well-organised area for everyday cooking, built in oven, hob and extractor hood and space for additional appliances. It benefits from good natural light and convenient access to the rear garden.

Ground Floor Wc

The ground floor WC is fitted with a low-level toilet, offering a convenient and practical addition to the home

First Floor Landing

Bedroom One

A generous double room offering ample space for furnishings, built in wardrobes, radiator and a large window providing plenty of natural light.

Bedroom Two

This spacious second bedroom enjoys a bright and airy feel, providing excellent versatility for family living or guest accommodation.

Bedroom Three

A well-sized single room, ideal for use as a child's bedroom, study, or guest space.

Shower Room

The shower room is fitted with a modern shower enclosure and washbasin, complemented by contemporary tiling for a fresh and functional finish, chrome heated towel rail and obscure glazed window

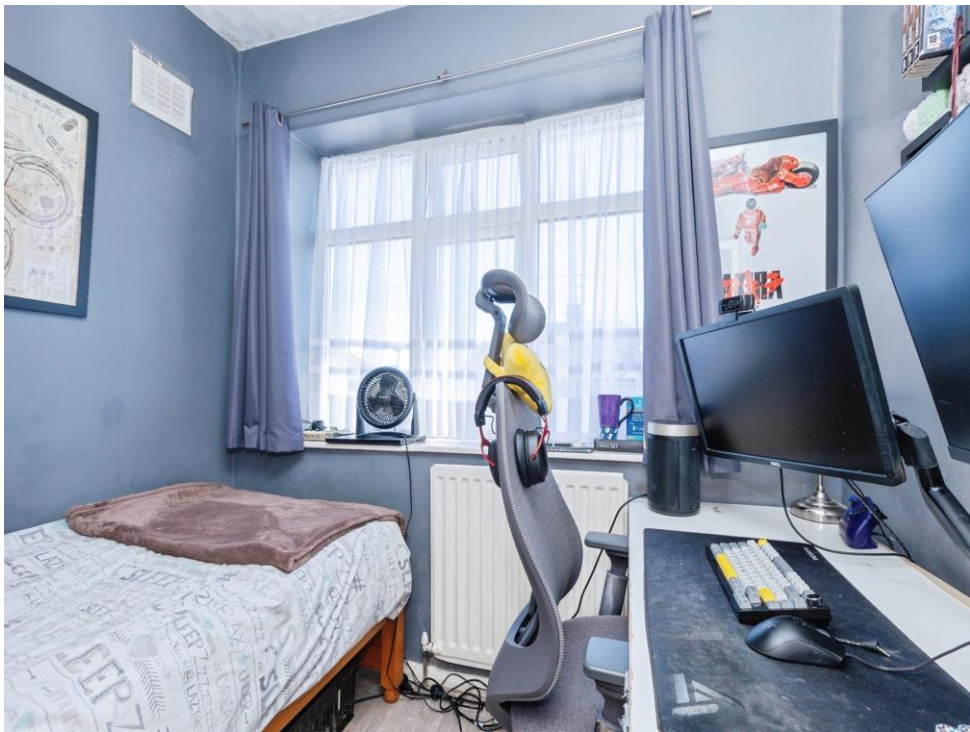
Separate Wc

The upstairs WC offers added convenience, fitted with a low-level WC and obscure glazed window

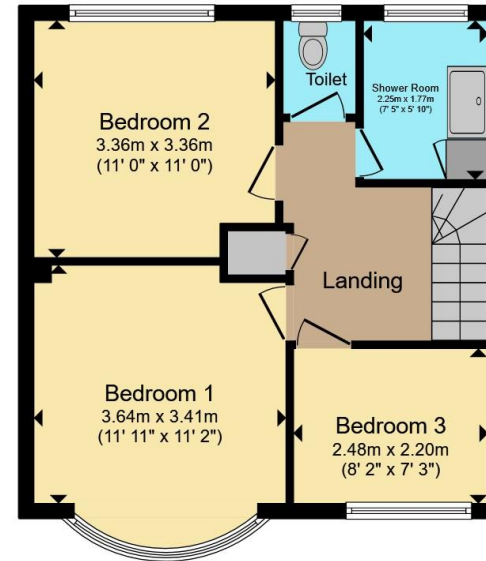
Outside

The property benefits from a well-maintained rear garden offering a mix of lawn and patio areas, ideal for outdoor dining and family use. The front of the home provides off-street parking and a single garage. The property also includes a useful workshop, offering excellent space for storage, DIY projects, or hobby use.









Ground Floor

First Floor

Total floor area 122.4 m² (1,318 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



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EPC Rating: D Council Tax
Band: C

Tenure: Freehold

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