



Connells

Broad Avenue
Leicester



Property Description

New to the market is this three-bedroom family home located on the ever-popular Broad Avenue in LE5. This property offers practical living, making it ideal for growing families, first-time buyers, or anyone seeking a well-connected home in a peaceful residential setting.

Situated within walking distance of local shops, schools, parks, and excellent transport links, this property offers convenience and community in equal measure.

The ground floor features a bright and spacious through-lounge, perfect for both relaxation and entertaining, with large windows that flood the space with natural light. The fitted kitchen offers generous storage, ample worktop space, and direct access to the rear garden.

Upstairs, the property boasts three well-proportioned bedrooms, including a generous master, along with a contemporary family bathroom

Outside, the home benefits from a private rear garden, ideal for summer gatherings, children's play, or quiet evenings outdoors. To the front, there is a driveway providing off-road parking.

Entrance Hall

The welcoming entrance hall sets the tone for the home, offering a bright layout and

staircase leading neatly to the first floor.

Lounge/Dining Room

The lounge/dining room offers a bright, open-plan space perfect for modern family living. Large windows allow natural light to flow through the room, creating a warm and welcoming atmosphere

Kitchen

Fitted with a range of wall and base units with ample work top space, built in oven, hob and extractor hood, radiator and double glazed window

First Floor Landing

Bedroom One

A bright and generously sized double bedroom, built in wardrobes, carpet flooring, radiator and double glazed window overlooking the front

Bedroom Two

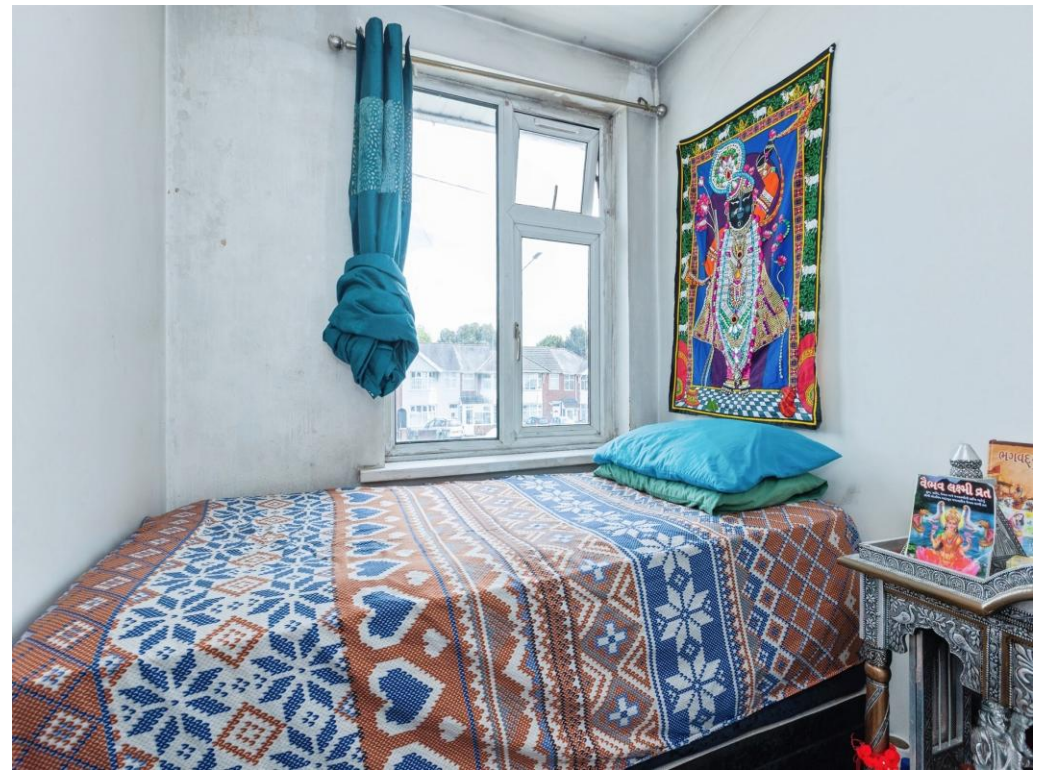
Double glazed window to the rear and radiator

Bedroom Three

Ideal for use as a study or nursery, double glazed window and radiator

Outside

The rear garden is mainly laid to lawn with patio area and wooden panel fencing









Total floor area 78.1 m² (841 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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EPC Rating: D Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/LTR326092



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