



APPLETON AVENUE

Connells

Appleton Avenue
Leicester



Property Description

****Spacious Three-Bedroom Semi-Detached Family Home in a Popular LE4 Location****

Located within the highly sought-after Belgrave area of Leicester, this well-presented semi-detached family home occupies a generous corner plot and offers spacious accommodation throughout, making it an ideal purchase for growing families, first-time buyers or investors.

Appleton Avenue is ideally situated close to a wide range of local amenities including supermarkets, independent retailers, restaurants, places of worship and well-regarded local schools. Leicester City Centre is easily accessible, while excellent transport links connect residents to the A46, A6, M1 and M69, making commuting straightforward.

Externally, the property benefits from front, side and rear gardens, providing excellent outdoor space for children, entertaining or future landscaping plans. The generous corner plot may also offer scope for extension or redevelopment, subject to the necessary planning consents.

Offering spacious family accommodation, a generous plot and a highly convenient location, this home represents an excellent opportunity to acquire a property in one of Leicester's most popular residential areas. Early viewing is strongly advised to fully appreciate the size, potential and location on offer.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to

you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Lounge

A bright and spacious lounge having double glazed window overlooking the front, brick fireplace and central heating radiator

Dining Room

A well-proportioned dining room providing an ideal space for family meals and entertaining guests. Offering ample room for a dining table and chairs, double glazed window overlooking the rear

Kitchen

Fitted with a range of wall and base units, built in oven, hob and extractor fan, stainless steel sink unit, double glazed window and door leading to the ground floor WC

Ground Floor Wc

Conveniently located on the ground floor, the WC comprises a low-level toilet. A useful addition to the home, offering convenience and functionality for everyday use.

2nd Lounge

A versatile second reception room offering additional living space ideal for a family room, playroom, home office or formal sitting room. Bright and well-proportioned, this flexible room provides ample space for a range of furnishings and can be adapted to suit a variety of lifestyle needs, making it a valuable

addition to the home.

First Floor Landing

Bedroom One

Offering ample space for a double bed and a range of bedroom furniture, double glazed window and radiator

Bedroom Two

A generously sized second bedroom offering comfortable accommodation with ample space for a double bed and additional furniture. Bright and airy throughout, the room benefits from double glazed window and radiator

Bedroom Three

Ideal for use as a child's room, guest bedroom, nursery or home office. Bright and versatile, the room offers space for essential bedroom furniture and benefits from natural light

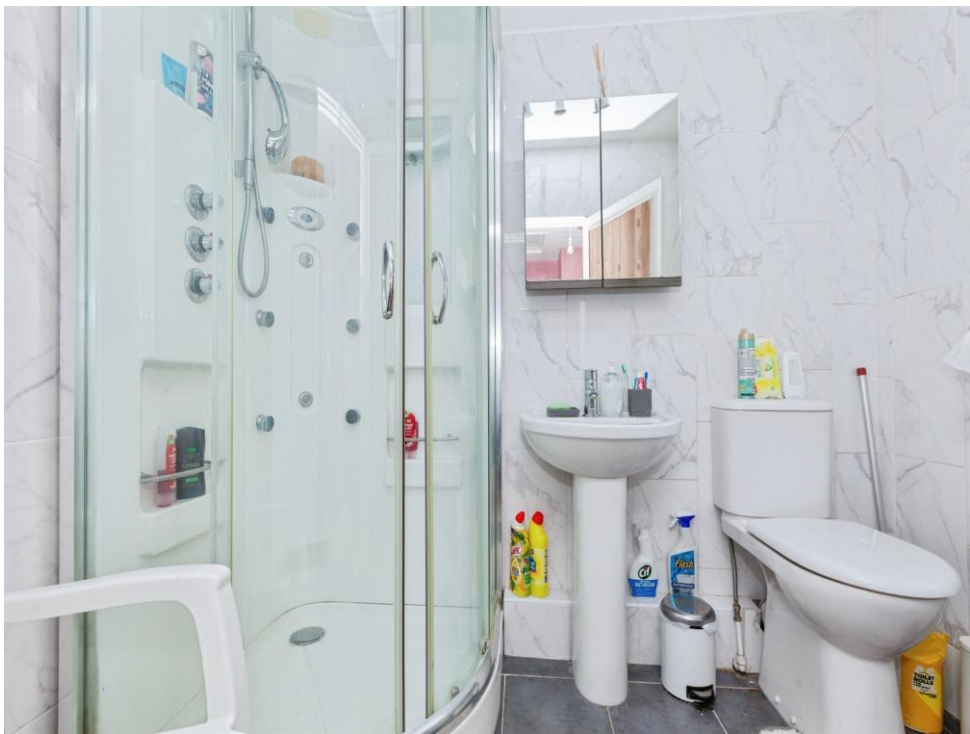
Shower Room

Fitted with a walk-in shower enclosure, wash hand basin and low-level WC.

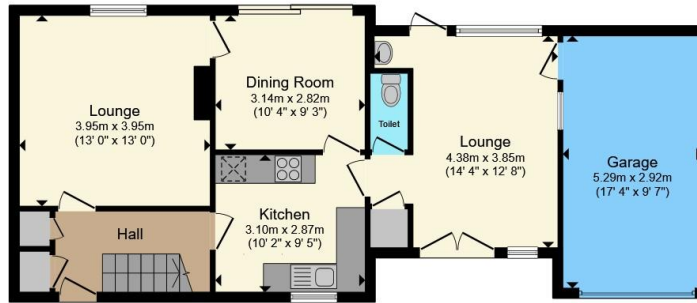
Outside

Externally, the property enjoys a generous corner plot with front, side and rear gardens, providing excellent outdoor space for families and keen gardeners alike. The property further benefits from a single garage providing valuable additional storage space.

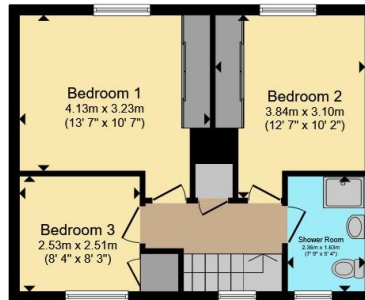








Ground Floor



First Floor

Total floor area 117.8 m² (1,268 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: A

Tenure: Freehold

view this property online connells.co.uk/Property/LTR326286



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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