

FLOOR PLAN

DIMENSIONS

Entrance Hall
8'59 x 10'04 (2.44m x 3.15m)

Kitchen
10'34 x 9'685 (3.05m x 2.74m)

Lounge Diner
19'92 max x 13'45 (5.79m max x 3.96m)

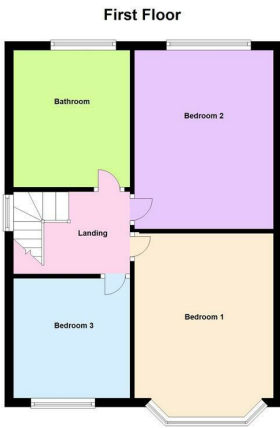
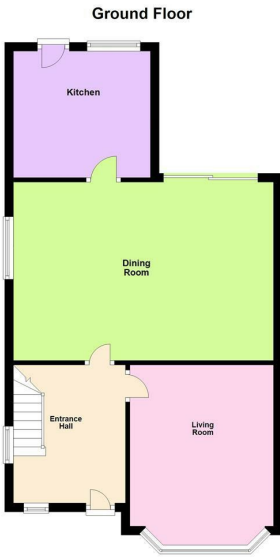
Living Room
14'66 x 10'97 (4.27m x 3.05m)

Bedroom One
13'46 x 10'92 (3.96m x 3.05m)

Bedroom Two
12'46 x 10'92 (3.66m x 3.05m)

Bedroom Three
9'14 x 8'60 (2.74m x 2.44m)

Family Bathroom
9'12 x 8'59 (2.74m x 2.44m)

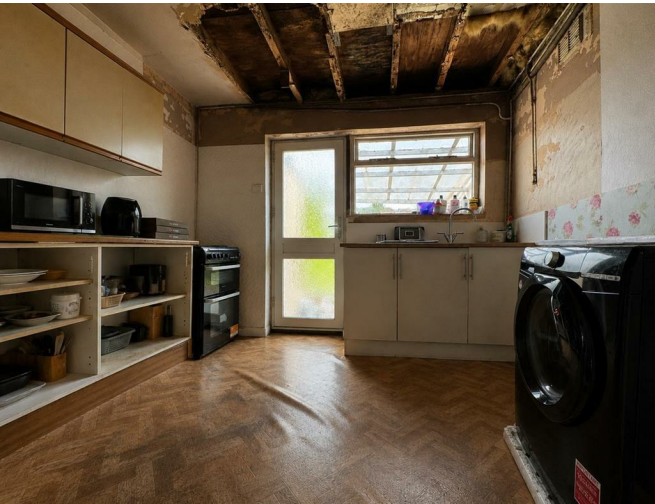


OVERVIEW

- Three Bedroom Semi Detached Home
- Kitchen
- Lounge Diner
- Separate Living Room
- Family Bathroom
- Mature Rear Garden
- Driveway Providing Off Road Parking
- Freehold
- Council Tax Band C, EER Rating TBC
- No Chain

LOCATION LOCATION....

Bodnant Avenue is located in the Evington/Stoneygate area of east Leicester, within the city of Leicester. The neighbourhood is primarily residential and well established benefitting from quick access to major local routes such as the A47 Uppingham Road and Evington Road, both of which provide direct links into Leicester city centre and surrounding suburbs. Regular bus services operate nearby, making commuting and school travel relatively convenient even without a car. Leicester railway station is also within easy driving distance, providing rail connections to Birmingham, Nottingham, London, and other major cities. There is a wide choice of local shops, supermarkets, restaurants, cafès, healthcare services, parks, and places of worship. Nearby commercial areas along Evington Road and Uppingham Road provide everyday conveniences without needing to travel into the city centre.



THE INSIDE STORY

Nestled on the charming Bodnant Avenue in Leicester, this semi-detached house presents an excellent opportunity for those seeking a family home with potential. Spanning an impressive 1,055 square feet, the property boasts three well-proportioned bedrooms, making it ideal for families or those looking for extra space. Upon entering you will find doors to your downstairs living with stairs rising to the first floor. There is a separate lounge that offers a comfortable space for relaxation and family gatherings. The kitchen, along with a good size lounge diner, provides a versatile area for both cooking and entertaining, perfect for hosting friends and family. To the first floor are three well proportioned bedrooms and a family bathroom. The mature rear garden is a standout feature, offering a tranquil retreat where you can enjoy the outdoors, whether it be for gardening, play, or simply unwinding in a peaceful setting. Additionally, the property benefits from a driveway, providing convenient off-street parking. While the house does require some updating, this presents a wonderful opportunity for buyers to personalise the space to suit their own personal taste and create their dream home. With its desirable location and ample living space, this property is a must-see for anyone looking to invest in a home with great potential in Leicester.

