



**Connells**

Barnwell Avenue  
Leicester





## Property Description

**\*\*A beautifully presented mid-terraced home offering space, style, and convenience – perfect for families or first-time buyers\*\***

This charming property boasts three well-proportioned bedrooms, ideal for family living, and two versatile reception rooms that provide ample space for relaxation and entertaining. The modern fitted kitchen offers plenty of storage and functionality, complemented by a dedicated study and utility area for added convenience.

Upstairs, you will find a contemporary shower room, and the home is tastefully decorated throughout, making it ready to move straight in. Outside, the property benefits from a low-maintenance rear garden, perfect for enjoying outdoor dining or family time.

Situated in a popular residential location, this home is close to excellent local amenities, reputable schools, and great transport links to Leicester city centre and beyond.

## Entrance Porch

Welcoming entrance with a uPVC sliding door and soft flooring, leading directly into the dining area.

## Dining Room

A spacious and versatile reception room featuring a large double-glazed window overlooking the front porch, soft flooring, and a radiator making it an ideal family dining space. Stairs to the first floor are conveniently located here with understairs storage.

## Living Room

Generous living area with soft flooring, two radiators, and a double-glazed window to the rear aspect, creating a bright and comfortable space for relaxation.

## Kitchen

A modern fitted kitchen featuring tiled flooring and partially tiled walls for a sleek finish. The space includes an integrated four-ring electric hob, oven and grill, complemented by a range of base and eye-level units for ample storage. A sink with drainer sits perfectly for convenience, and a door provides direct access to the utility room, enhancing practicality.

## Utility

Functional utility area with hard flooring, plumbing for washer/dryer, double-glazed window and a door providing access to the rear garden.

## Study

Compact yet practical space with a front-facing double-glazed window and soft flooring, ideal for home working or study.

## First Floor Landing:

A spacious landing area featuring an airing cupboard for additional storage, with access to all three bedrooms and the family shower room. The landing also benefits from loft access, providing extra storage potential.

## Bedroom One

A well-proportioned double bedroom with soft flooring, rear-facing double-glazed window, radiator, and fitted wardrobes for ample storage.

## Bedroom Two

Comfortable single bedroom with soft flooring, rear-facing double-glazed window, and radiator—perfect for a child's room or guest space.

## Bedroom Three

Front-facing single bedroom with soft flooring and radiator, offering flexibility as a bedroom or home office.

## Shower Room

Stylish shower room with tiled flooring and walls, featuring a shower cubicle, wash hand basin, toilet, radiator, and front-facing double-glazed window.

## Outside

Allocated parking and garage located to the side on Barnwell Walk. The rear garden is enclosed by wooden fencing, providing a private outdoor space ideal for relaxation or entertaining.



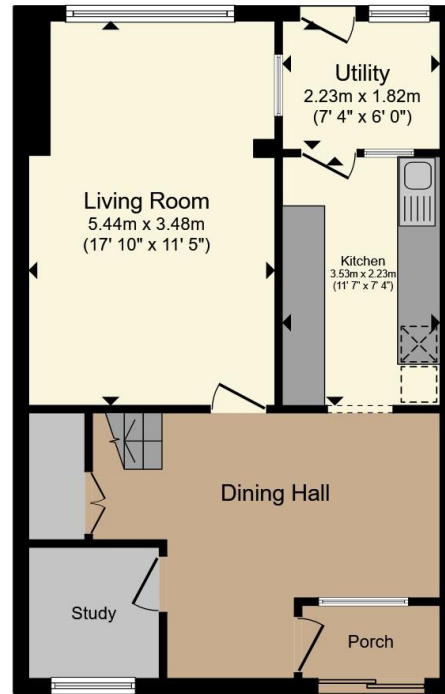




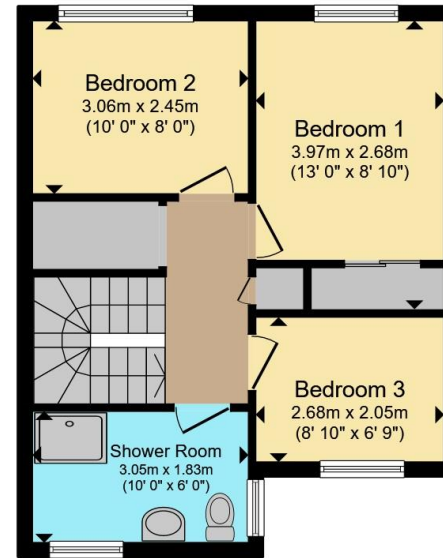








**Ground Floor**



**First Floor**

Total floor area 93.8 m<sup>2</sup> (1,009 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](http://www.propertybox.io)

**Connells**

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: C Council Tax  
Band: A

Tenure: Freehold

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