



Connells

Exmoor Avenue
Leicester



Property Description

Occupying a popular residential position, the property offers well-proportioned accommodation throughout together with a south-facing rear garden and off-road parking.

Entrance Porch

Entered via a uPVC double glazed front door, the porch provides a practical reception area with tiled flooring and an internal door leading through to the entrance hall.

Entrance Hall

A welcoming hallway featuring a radiator, understairs storage cupboard, staircase rising to the first floor accommodation and doors leading to the lounge/diner and kitchen.

Lounge/Dinning Room

23' 6" x 10' 11" (7.16m x 3.33m)

A spacious through reception room extending the full depth of the property. The lounge area enjoys a double glazed bay window to the front elevation, while the dining area benefits from patio doors opening onto the rear garden. The room features two radiators, a gas fire and offers ample space for both living and dining furniture.

Kitchen

8' 2" x 6' 7" (2.49m x 2.01m)

Fitted with a range of wall and base units incorporating work surfaces with inset sink and drainer. Further benefits include plumbing

for a washing machine, gas point for a cooker, useful pantry storage cupboard, radiator, double glazed window and uPVC door providing access to the rear garden. Offering excellent scope for updating and remodelling.

First Floor Landing

With double glazed side window, carpeted flooring, loft access and doors leading to all first floor accommodation. The loft is boarded and benefits from a ladder, lighting and two Velux windows, providing valuable storage space.

Bedroom One

12' x 11' (3.66m x 3.35m)

A generous principal bedroom positioned to the front of the property, featuring a double glazed bay window, radiator, television point and ample space for freestanding bedroom furniture.

Bedroom Two

11' 9" x 11' (3.58m x 3.35m)

A well-proportioned double bedroom overlooking the rear garden, benefiting from a built-in storage cupboard, radiator and double glazed window.

Bedroom Three

8' 2" x 6' 6" (2.49m x 1.98m)

A versatile third bedroom which could equally serve as a home office, nursery or dressing room. Featuring a double glazed window and radiator.

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Family Bathroom

Fitted with a three-piece suite comprising a panelled bath with electric shower over, pedestal wash hand basin and low-level WC. Further benefiting from two double glazed windows, radiator and vinyl flooring.

Loft Space

Accessed via the first floor landing, the loft has been boarded and fitted with lighting, a loft ladder and two Velux windows, offering excellent storage potential.

Rear Garden

A south-facing rear garden predominantly laid to lawn with a paved patio area adjoining the property, ideal for outdoor seating and entertaining. The garden also benefits from a brick-built store and external WC.

Buyer A.M.L. Fee

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'









Ground Floor

First Floor

Total floor area 82.4 m² (886 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

Connells

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EPC Rating: D Council Tax
Band: B

Tenure: Freehold

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