



**Shottery Avenue, Leicester LE3 2ST**

**welcome to**

**Shottery Avenue, Leicester**

This charming three-bedroom semi-detached house located in Braunstone Town features a living room, dining room, utility area and extended kitchen making up the ground floor. The first floor is where you will find three bedrooms as well as the family bathroom



**Entrance Porch**

Door to the front

**Entrance Hall**

Door to the front.

**Lounge**

Bay window to the front, wood burner, radiator and wood effect flooring. .

**Dining Room**

Wood effect flooring, radiator and access to the kitchen.

**Kitchen**

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrated oven and hob. Window to the rear and door to the rear.

**Utility Area**

Under stairs utility area

**First Floor Landing**

Window to the side and stairs rising from the ground floor.

**Bedroom One**

Bay window to the front, fitted wardrobes and radiator.

**Bedroom Two**

Window to the rear, integrated storage cupboard, wood effect flooring and radiator.

**Bedroom Three**

Window to the front, wood effect flooring and radiator.

**Shower Room**

Window to the rear, shower cubicle, WC, hand wash basin, radiator and fully tiled.

**Outbuilding**

Insulated outbuilding with french doors and is complete with its own CAT-6 cable, making it perfect for a home office or playroom.

**Front & Rear Of Property**

To the front of the property is a driveway providing off road parking. To the rear of the property is an easy to maintain garden laid to lawn with a patio area.



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welcome to

## Shottery Avenue, Leicester

- Semi Detached
- Three Bedrooms
- Spacious Open-Plan Layout
- Modern Extended Kitchen
- Generous Rear Garden

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

offers over

**£260,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LHS120329 - 0005

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