



Connells

Birds Nest Avenue
Leicester



Property Description

Nestled in the highly sought-after Western Park area of Leicester, offers a fantastic residential setting with a blend of suburban tranquility and excellent connectivity. This desirable location is perfect for families, professionals, and investors alike.

Western Park itself is known for its green spaces and community feel, with the expansive Western Park providing beautiful walking trails, playgrounds, and sports facilities just a short distance away. Local amenities, including shops, supermarkets, cafes, and pubs, are within easy reach, while Leicester city centre is just a short drive or bus ride away for a wider range of shopping, dining, and entertainment options.

Transport links are excellent, with convenient access to the A47, A563 (Leicester Ring Road), and M1, making commuting to Leicester, Birmingham, and Nottingham simple. Leicester railway station provides direct train services to London, Birmingham, and beyond, further enhancing connectivity.

Families will appreciate the well-regarded schools in the area, including Dovelands Primary School and Fullhurst Community College. There are also excellent leisure and sports facilities nearby, adding to the area's appeal.

With its combination of green space, excellent amenities, and strong transport links, is a superb choice for those looking for comfortable and convenient living in Leicester's Western Park area.

Hallway

Living Room

13' 1" x 12' (3.99m x 3.66m)

Kitchen/Diner

20' 1" x 8' 1" (6.12m x 2.46m)

Utility Room

Study

5' 1" x 8' 11" (1.55m x 2.72m)

Bedroom Three

9' 1" x 12' (2.77m x 3.66m)

Shower Room

First Floor Landing:

Bedroom One

12' 1" x 12' 1" (3.68m x 3.68m)

Bedroom Two

13' 1" x 8' 1" (3.99m x 2.46m)

Bedroom Four

8' 1" x 9' 1" (2.46m x 2.77m)

Bathroom









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.focalagent.com

To view this property please contact Connells on

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22-24 Halford Street
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EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

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