



# 6 Gaddesby Avenue

, Leicester, LE3 1BN

## Offers Over £250,000

Spacious Three-Bedroom Semi-Detached Home on a Large Corner Plot – Prime Leicester Location

Nestled in a sought-after location close to Leicester city centre, this well-presented three-bedroom semi-detached property offers an excellent opportunity for families and professionals alike. Boasting a generous corner plot, the home benefits from a substantial driveway, providing ample off-road parking.

Upon entering, you are greeted by a spacious entrance hall, setting the tone for the light and airy accommodation throughout. To the front, a well-proportioned dining room enjoys plenty of natural light, making it an ideal space for entertaining or family meals. To the rear, a comfortable living room offers a relaxing retreat, with direct access to a charming conservatory, perfect for enjoying garden views year-round. The well-appointed kitchen is both functional and stylish, providing ample storage and workspace.

Upstairs, the property boasts three generous double bedrooms, each offering flexibility for modern living, whether as sleeping quarters, a home office, or a hobby space. The family bathroom is tastefully presented, complementing the home's overall appeal.

- New Boiler (January 2023)
- New Block Paved Driveway
- Re-decorated Throughout
- 3 Double Bedrooms
- 2 Reception Rooms
- Downstairs W/C
- Driveway For 3 Cars
- Conservatory With Sunny Rear Aspect
- Potential For Extension (Subject To Planning)

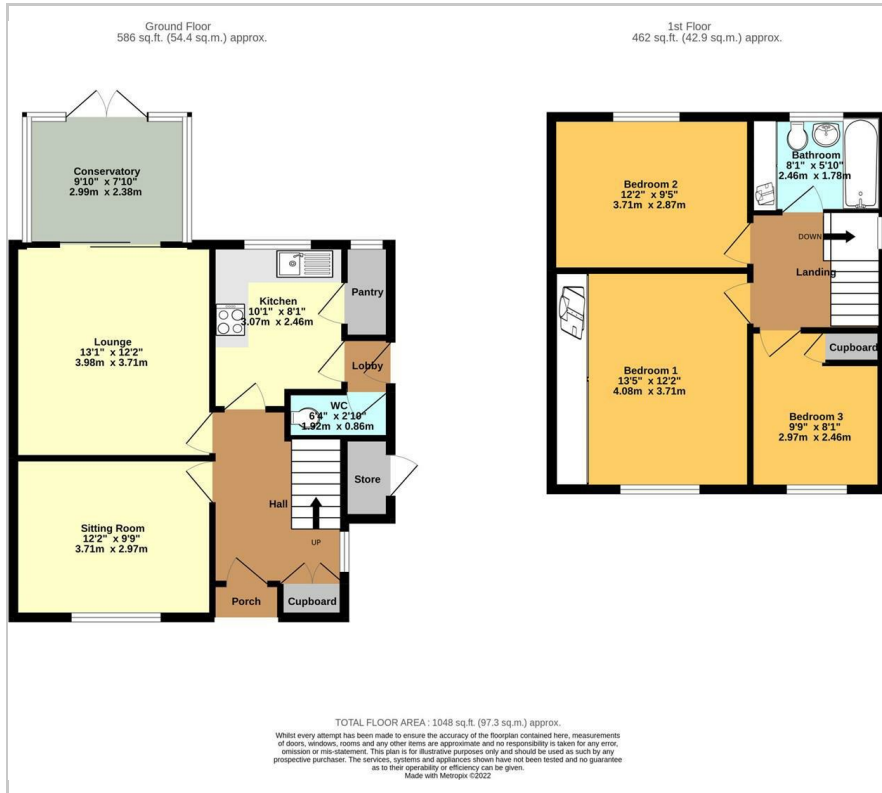
### Viewing

Please contact our Berkley Kibworth Office on 0116 2796161 if you wish to arrange a viewing appointment for this property or require further information.

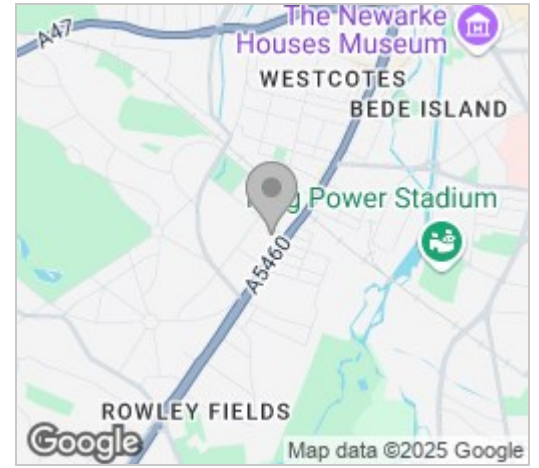




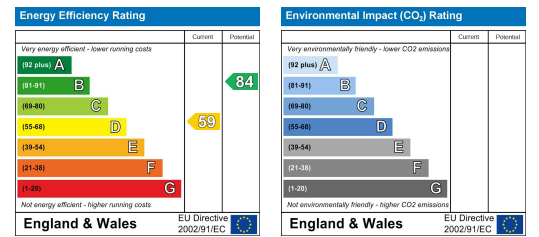
# Floor Plan



# Area Map



# Energy Efficiency Graph



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