



Somerset Avenue, Leicester, LE4

**Guide Price £325,000**





*A spacious and well-kept 3-bedroom detached home, ideal for growing families, with a bright lounge, modern kitchen, and garden to enjoy. Located in a quiet, family-friendly area close to good schools, parks, shops, and transport links.*





# Key Features

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- Newly Refurbished
- Large Drive Way
- Amenities within walking distance
- Close to local schools











**Attractive Detached Family Home with Ample Parking**  
This well-presented detached property boasts a clean and classic red brick façade, complemented by a pitched tiled roof and modern white-framed double-glazed windows. A large block-paved driveway provides generous off-road parking for multiple vehicles, leading to an integral garage and a welcoming front entrance with a uPVC door. Set in a popular residential area, the home offers strong kerb appeal and a low-maintenance frontage.

**Bright and Welcoming Entrance Hallway**  
Step into a fresh and inviting entrance hallway, finished in crisp white décor with modern wood-effect flooring. The space offers a clean and neutral palette, ideal for adding your own personal touches. A stylish part-glazed front door allows natural light to flow in, while internal doors lead to the main living areas and convenient storage.



**Convenient Ground Floor WC**  
A practical addition to any family home, this ground floor cloakroom features a close coupled WC and a compact wall-mounted hand basin with tiled splashback. A frosted window provides natural light while maintaining privacy. Finished in a clean, neutral style with a radiator for comfort.

**Spacious Dual-Aspect Lounge & Dining Area**  
This bright and generously sized through lounge/dining room offers an ideal setting for family living and entertaining. To be fully

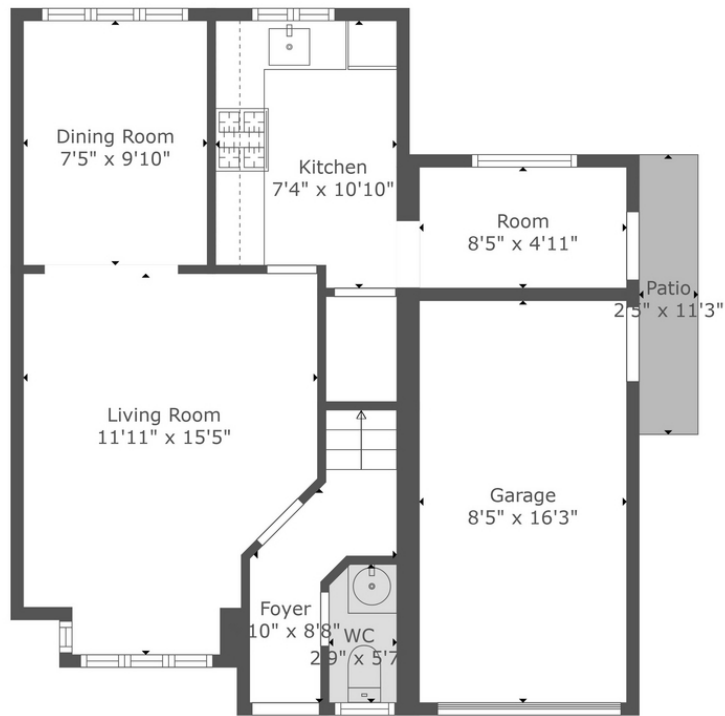




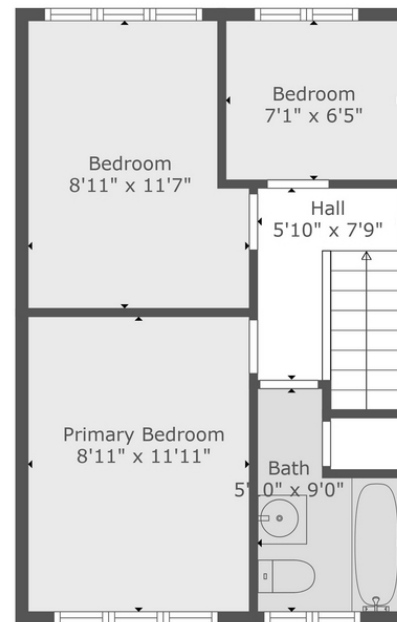






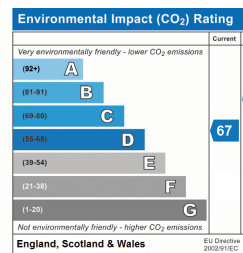
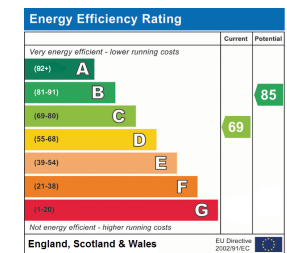


Floor 1



Floor 2

**TOTAL: 800 sq. ft**  
 FLOOR 1: 440 sq. ft, FLOOR 2: 360 sq. ft  
 EXCLUDED AREAS: GARAGE: 136 sq. ft, PATIO: 27 sq. ft  
 Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



**Tenure Type:** Freehold  
**Council Tax Band:**  
**Council Authority:** Leicester City