



## 29 Sykefield Avenue , Leicester, LE3 0LD Asking Price £450,000

A well-presented and generously proportioned four-bedroom semi-detached family home, situated on a quiet residential street in the heart of the highly sought-after Westcotes area of Leicester. The property offers spacious and versatile living accommodation, benefiting from gas central heating and uPVC double glazing throughout, making it an ideal home for growing families or buyers seeking flexible living space. In brief, the accommodation comprises: a welcoming entrance hall, a bright and spacious through lounge/dining room, a well-appointed breakfast kitchen, ground floor cloakroom, and a useful utility/shower room. To the first floor is a landing providing access to four well-proportioned double bedrooms, a family bathroom, and a study area, ideal for home working or additional storage. Externally, the property features a walled front forecourt with side access leading to a lawned rear garden, perfect for outdoor entertaining and family use. There is also a brick-built store providing practical storage. Sykefield Avenue is conveniently located within Westcotes, offering excellent access to Leicester City Centre, Narborough Road, Braunstone Gate, and major road links including the M1 and M69, as well as a wide range of local amenities, schools, and transport links.

### Viewing

Please contact our Berkley Leicester Office on 0116 2544755 if you wish to arrange a viewing appointment for this property or require further information.

- Well-presented four-bedroom semi-detached family home
- Located on a quiet residential street in the popular West End of Leicester
- Spacious through lounge/dining room with double doors to family room
- Utility room with shower and ground floor WC
- Four bedrooms to the first floor, including built-in wardrobes
- No Chain



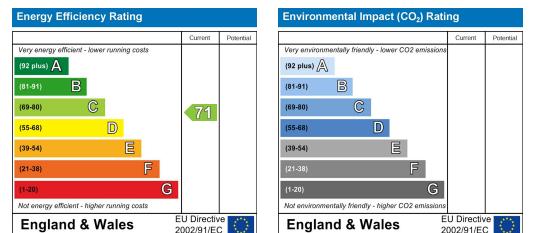
## Floor Plan



## Area Map



## Energy Efficiency Graph



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