

# MOORE & YORK



## Barbara Avenue, Leicester LE5 2AA

Nicely appointed and presented four bedroom Dutch Style family home with a luxury annexe ideally suited for elderly parents, teenage children or as a income stream via long term rental or Air Bnb. This lovely home is situated in this highly popular location offering easy access to all local facilities and religious centres and the well planned centrally heated and double glazed accommodation briefly comprises to the ground floor reception hall providing access to annexe, offering double bedroom, wet room and first floor open plan kitchen/living area, entrance hall, well fitted kitchen/dining room, lounge, conservatory/sun room and cloakroom/WC, to the first floor two bedrooms and bathroom and to the second floor two further loft bedrooms and stands with ample parking to front with EV point and good sized garden to rear with detached log cabin ideally suited for studio/workshop. Rarely do properties of this style become available and we highly recommend a early viewing.

**Offers in Excess of £475,000 Freehold**