



**PANTERA
PROPERTY**

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14 Lovelace Crescent

, Elmhurst, LE9 7SL

Pantera property are delighted to offer to the market a three-bedroom detached bungalow, providing off street parking and front and rear gardens.

The property offers opportunity to add value and is situated on a generous plot.

Guide price £290,000

14 Lovelace Crescent

, Elmesthorpe, LE9 7SL

- Sold as seen
- Utility room
- No onward chain
- Opportunity to add value
- Three double bedrooms
- Sought after Village location

Ground floor

- Hallway
- Living room
- Bedroom
- Bedroom
- Bathroom
- WC
- Kitchen
- Dining room
- Conservatory
- Bedroom

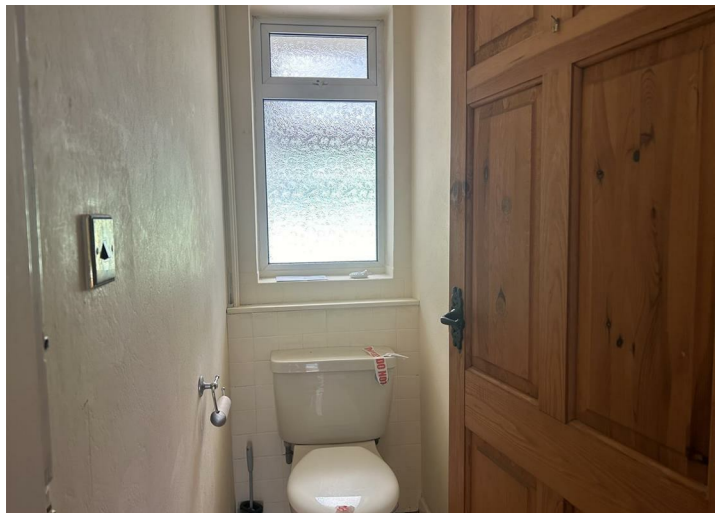
The property benefits from gas central heating and double glazed windows.

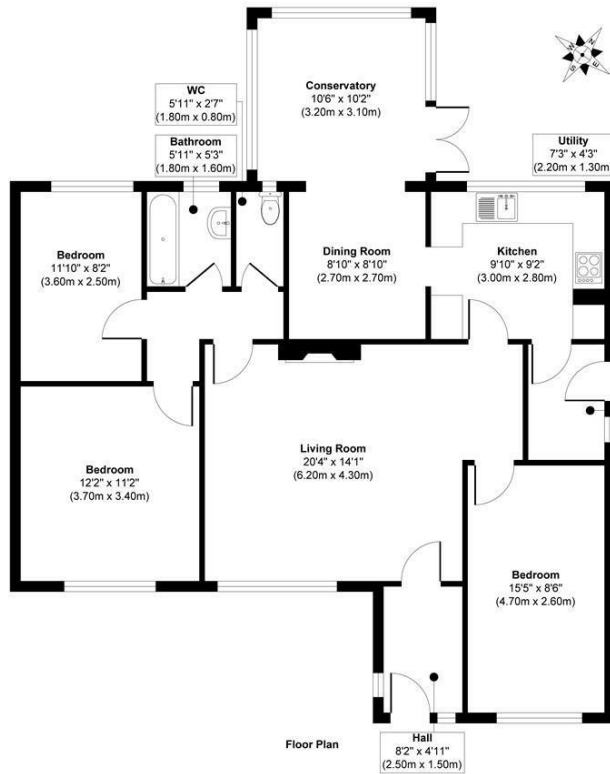
Location

Popular and convenient village cul-de-sac location close to open countryside, with easy access to major road links. The property is in walking distance of a local pub and a twenty minute drive from Leicester city centre.

Viewing

Viewing highly recommended, please contact Amy at Pantera Property to arrange.





Approx. Gross Internal Floor Area 1110 sq. ft / 103.20 sq. m
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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