



**Grange Avenue, Leicester Forest East**  
Leicester, Leicestershire, LE3 3HR



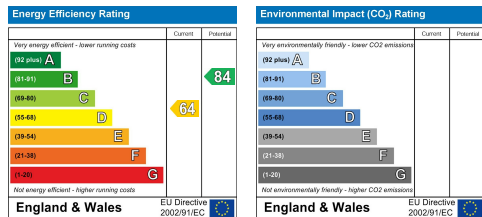


# Grange Avenue, Leicester Forest East

Leicester, Leicestershire, LE3 3HR

£275,000

Available with no upward chain, walk in and be surprised by this three bedroom detached bungalow occupying a corner position with front, side and rear lawned gardens. Benefiting from gas central heating, the layout includes an entrance porch and hall, lounge diner, kitchen, inner hall, three bedrooms, bathroom and separate wc. Outside there is a driveway to the front leading to a garage. Conveniently positioned for easy access to major road links, this truly would make a fabulous option for those looking to downsize or could equally make an ideal family home.





### Accommodation

Front entrance door opens into the:

### Entrance Porch

With carpet flooring and a door leading to the:

### Entrance Hall

With a built in cupboard, central heating radiator and a door leading to the:

### Lounge Diner

19'9" max x 18'8" max (6.02m max x 5.71m max)

Affording plenty of space for both comfortable sitting and formal dining, the reception room features a characterful vaulted ceiling. With three central heating radiators, dual aspect glazing, carpet flooring, fireplace and doors which open out into the garden. A door leads to the:

### Kitchen

7'10" x 9'10" (2.40m x 3.01m)

Fitted with a range of wall mounted and base units with roll edge work surfaces over and tiled splashbacks. Features include an inset 1.5 sink and drainer, double oven, four ring gas hob with hood above, wall mounted boiler and space for an under counter fridge and washing machine. With a window to the front elevation and a rear access door.

### Inner Hall

Giving access to the bedrooms, bathroom and separate WC, with carpet flooring, hatch to the loft space, built in cupboard and a central heating radiator.

### Bedroom One

10'5" max x 11'11" (3.20m max x 3.65m)

A double room with dual aspect glazing, carpet flooring and a central heating radiator.

### Bedroom Two

8'0" x 14'9" not into robe (2.44m x 4.52m not into robe)

A double room offering a built in wardrobe, carpet flooring, central heating radiator and a window to the side elevation.

### Bedroom Three

7'8" x 7'11" not into robe (2.34m x 2.42m not into robe)

With a window to the front elevation, carpet flooring, central heating radiator and a built in cupboard with shelving.

### Separate WC

With a wc and a window to the rear elevation.

### Bathroom

7'10" x 5'10" (2.41m x 1.79m)

Fitted with a three piece suite comprising a corner bath, shower cubicle and pedestal wash hand basin, with tiled splashbacks. With a central heating radiator and a rear elevation window.

### Outside

Occupying a corner position, the plot offers front, side and rear lawned gardens as well as a driveway to the front providing off road parking giving access to the garage. There is also two useful outbuildings providing useful storage.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Blaby District Council - Tax Band C. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

### Viewing Arrangements

Viewings are strictly by appointment only.



### Need Independent Mortgage Advice?

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Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter.

### Money Laundering

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.







### Agents Note

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