



Shanklin Gardens, Leicester Forest
East, LE3



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£245,000



Key Features

- Three Bedroom Semi Detached Home
- Conservatory to Rear
- Set Back Position & Within Walking Distance to Park
- Popular Residential Location
- Driveway & Garage to Rear
- Ideal Family Home or First Purchase
- EPC rating TBC
- Freehold





Enjoying the use of a single garage and parking space located to the rear, walk in and be surprised by this three bedroom semi detached house occupying a set back position and is situated within close proximity to Stafford Leys Primary School. Benefiting from gas central heating and double glazing, the layout includes a useful entrance porch, lounge, full width kitchen diner and conservatory. Upstairs you will find three bedrooms and a bathroom. Externally there are front and rear gardens. Offering amazing potential, this truly would make a fantastic purchase for a first time buyer or growing family looking for a property to grow with and an early viewing is therefore strongly recommended to avoid disappointment.

Ground Floor

Upon entering the home, you step into a useful entrance porch, which leads through to the full-width lounge. The lounge features a charming fireplace and a staircase rising to the first floor. From here, a door opens into the full-width kitchen diner, fitted with a range of wall and base units, roll-edge work surfaces, tiled splashbacks, a Neff oven with hob, sink and drainer, and space for appliances. Doors from the kitchen lead into the conservatory, providing additional downstairs sitting space, with further doors opening out to the garden.

First Floor

Moving upstairs, the landing provides access to three bedrooms. Two of these are double rooms, while the third is a practical single bedroom, ideal for a child, guest, or home office. The family bathroom completes the first floor and is fitted with a three-piece suite, including a shower over the bath, low-level WC, and pedestal wash hand basin. The bathroom features contrasting ceramic tiled surrounds, a heated towel rail, and a uPVC opaque double-glazed window to the rear elevation.

Outside

Set back from the road, the plot offers a lawned

garden to the front aspect with a pathway to the front door. Gated side access leads into covered side passageway with gated aspect leading to the rear garden. Featuring both paved and lawned areas, fencing to boundaries and a door leading to the garage measuring 5.71m x 2.76m. There is also a driveway directly in front of the garage providing parking.

Location

Shanklin Gardens is located in the popular Leicester Forest East area, offering a quiet and well-established residential setting. The street benefits from a mix of detached, semi-detached, and terraced homes, giving it a friendly suburban feel ideal for families and professionals alike.

The location provides excellent access to the A47 and major routes such as the M1 and M69, making it perfect for commuters travelling to Leicester, Hinckley, or further afield. Local amenities, including shops, cafés, schools, and parks, are all within easy reach, while Leicester city centre is just a short drive away.

With its peaceful surroundings, convenient transport links, and strong community feel, Shanklin Gardens in Leicester Forest East is a highly desirable place to live.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band B. 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.

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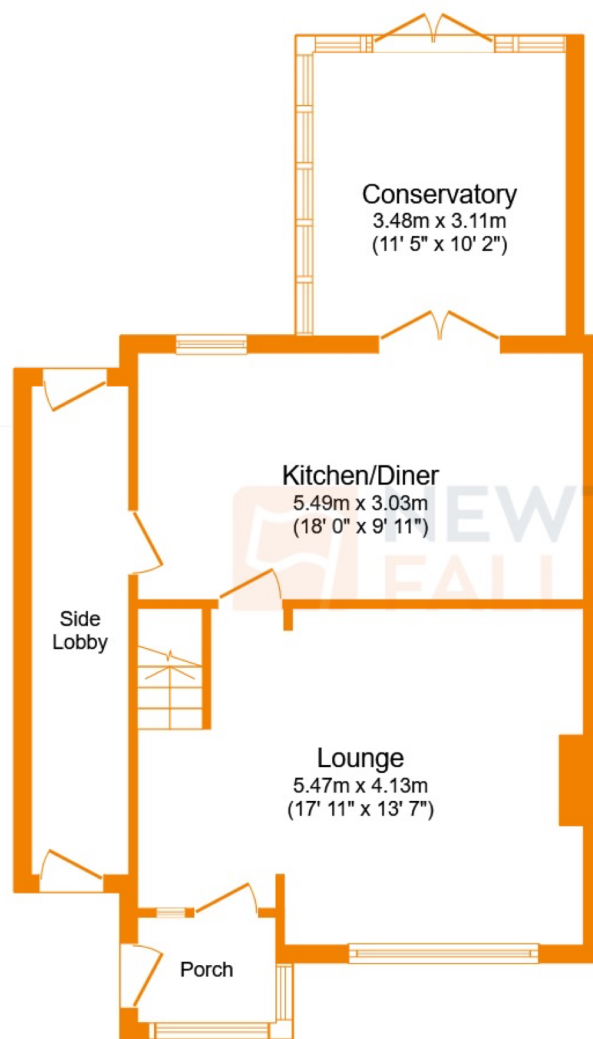
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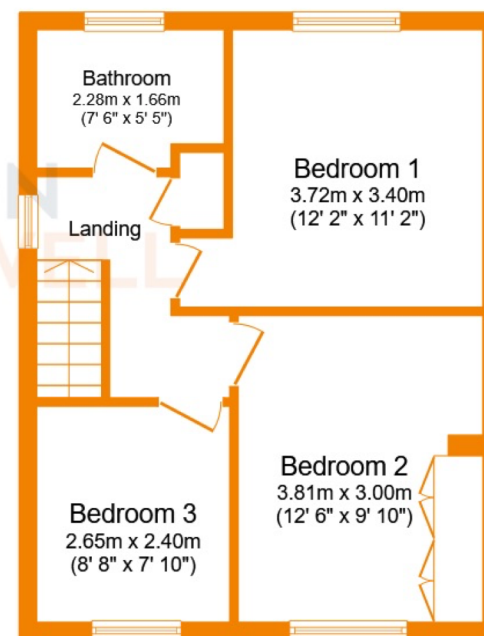
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Ground Floor



First Floor

