



PE PICKER
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ESTATE AGENTS

Cedar Road, Leicester LE9 7HF

£235,000

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110 CASTLE STREET,
HINCKLEY, LE10 1DD
01455 612613

NO CHAIN. Welcome to this charming semi-detached house on Cedar Road in the delightful area of Earl Shilton. This property boasts a cosy reception room, perfect for relaxing with family and friends. With three lovely bedrooms, there's ample space for everyone to enjoy. The house features a well-maintained bathroom, ensuring comfort and convenience for all residents.

One of the standout features of this property is the parking space available for up to three vehicles, making it ideal for those with multiple cars or guests visiting. The house is beautifully presented throughout, offering a warm and inviting atmosphere from the moment you step inside.

Situated in a prime location, this home provides easy access to a range of local amenities, ensuring that daily essentials are always within reach. Additionally, the property's convenient location offers simple and straightforward commuter routes, making travel to work or leisure activities a breeze.

Don't miss out on the opportunity to make this lovely house your new home. Book a viewing today and experience the comfort and convenience that this property has to offer.



Enter Via UPVC Double Glazed Front Door into

Entrance Hallway

With wood effect flooring, central heating radiator, stairs leading to first floor and door into

Lounge

10'11" x 15'10" (3.342 x 4.835)

With central heating radiator, UPVC double glazed window looking out to the front of the property, tv connections, decorative feature fireplace with marble hearth and wooden surround.

Kitchen

10'0" x 15'4" (max) (3.054 x 4.687 (max))

With wood effect flooring continuing from the entrance hall, range of cream slab units seated beneath butcher block style real wood work surface, real wood to upstands, central heating radiator, space and plumbing for washing machine, integrated dishwasher, elevated double electric oven, 4 ring ceramic hob with glass splashback, stainless steel extractor hood, stainless steel sink with drainer, UPVC double glazed window looking out over the rear garden and open access to under stairs space where there is room for an American style fridge/freezer and access to under stairs storage.

Ground Floor Bathroom

8'8" x 5'5" (2.653 x 1.659)

With low level button flush toilet, double width wash basin with vanity unit, bath with electric shower, fully tiled to bathing area, half tiled to the sink and toilet area, UPVC double glazed window with frosted glass, centrally heated chrome towel rail and wall mounted extractor fan.

First Floor Landing

With loft access and door to

Bedroom One

9'4" x 15'10" (max) (2.859 x 4.841 (max))

With central heating radiator and UPVC double glazed window to the front aspect.

Bedroom Two

7'11" (max) x 13'9" (max) (2.417 (max) x 4.199 (max))

With central heating radiator, two UPVC double glazed windows and access to over stairs storage which houses the Worcester combination boiler.

Bedroom Three

7'8" x 7'9" (2.344 x 2.365)

With central heating radiator and UPVC double glazed window looking out over the rear garden.

Outside

To The Front of the Property

With a brick built wall to the front boundary, gravelled garden to the front aspect, tarmac driveway to the side of the property which can accommodate multiple vehicles and access to

Rear Garden

Low maintenance garden which is mainly laid with artificial lawn, borders to the boundary, timber fencing to all boundaries, patio paved area to the rear of the property and free standing timber shed.

Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.
4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.
5. Where reference is made to planning permissions or potential uses such information is given in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.

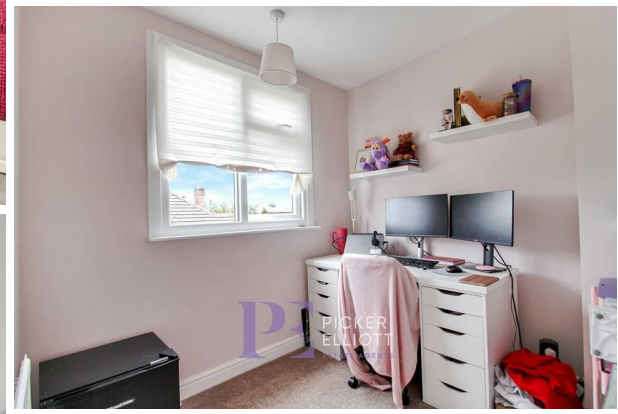
6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match expectations you may have of the property.

7. The information in these particulars is given without responsibility on the part of the Sole Agents or their Clients. The particulars do not form any part of an offer or a contract and neither the Sole Agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

8. All main services are understood to be connected but have not been tested by the Agents.

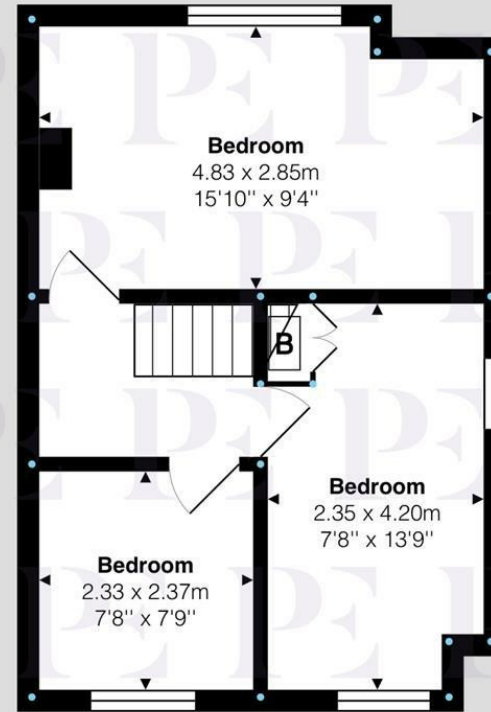
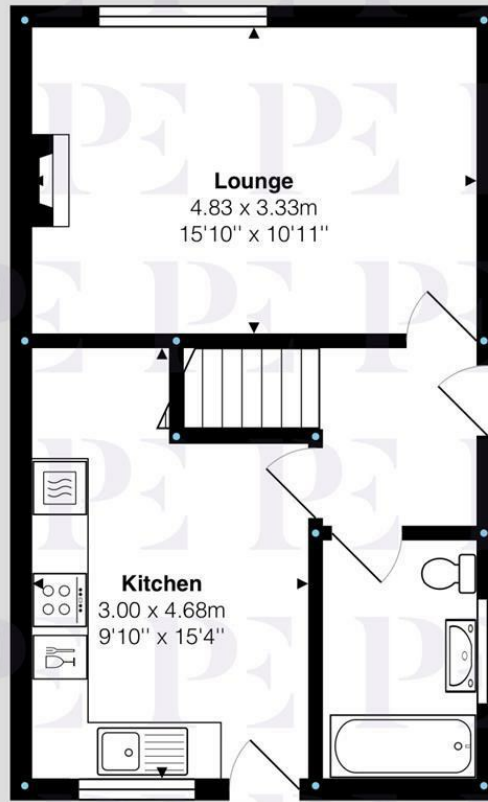
9. We accept no liability for the content of the video and recommend a full physical viewing as usual before you take steps in relation to the property (including incurring expenditure).

10. Copyright and Social Media: Unless we agree otherwise with you in writing, we hold the copyright on all photographic and video marketing material used to market your home and these should not be reproduced by any third party without our express consent. Furthermore, we reserve the right to use these for marketing initiatives in order to promote your property or the Company. We may use various options for marketing including all social media and mailing campaigns and should you have any concerns relating to this then you should let us know as soon as possible. MONEY LAUNDERING REGULATIONS -In line with current money laundering regulations, prospective buyers who have an offer accepted on a property, 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). You will also be asked to provide us with proof of how you will be funding your purchase. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.





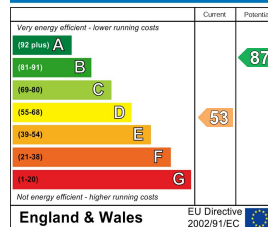
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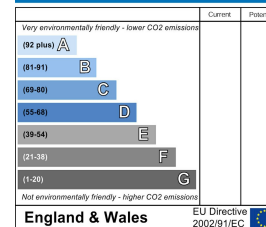
Total Area: 73.6 m² ... 792 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Registered company name: **Picker Elliott LTD**
 Company registration number: **09153786**
 VAT Number: **199 0836 58**

