

## FOR SALE

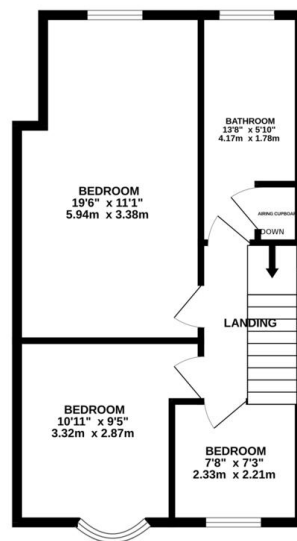
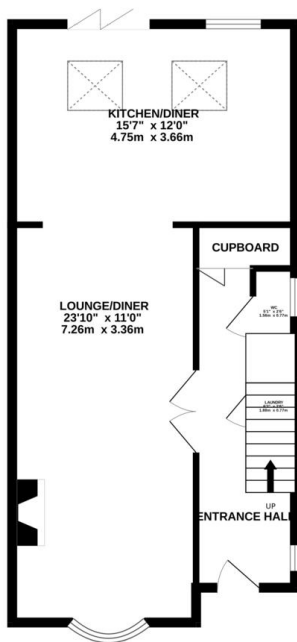
3 Bed Semi-Detached House in Wentworth Road, West End, LE3 9DF  
£300,000

\*\*\* No Chain \*\*\* Design led immaculate 1930's semi detached property nestled in the St Paul's conservation area of the West End. The property enjoys an open aspect overlooking Fosse Recreational Ground which is ideal for walking your pooch and having picnics in the summer. The accommodation comprises entrance hall, laundry room, downstairs w.c., lounge diner, extended kitchen diner, three bedrooms, large bathroom with 4 piece suite and pleasant rear garden.



GROUND FLOOR  
591 sq.ft. (54.9 sq.m.) approx.

1ST FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA: 1097 sq.ft. (101.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency on the ground.  
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EPC to follow

- No Chain
- Extended
- Design Led
- Three Bedrooms
- Four Piece Bathroom
- Open Aspect
- Conservation Area
- Convenient Location

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

