

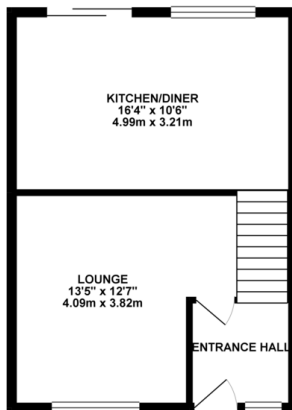
FOR SALE

3 Bed Semi-Detached House in Amanda Road, Leicester LE2 9HW
Offers Over £260,000

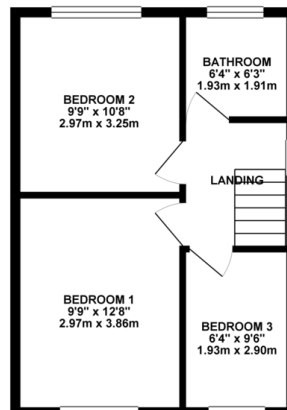
A superbly presented, three bedroom semi-detached home. This excellent property offers lovely proportions, smart decor and generous front and rear gardens. The accommodation comprises: Entrance hall, lounge, kitchen/diner, three bedrooms and family bathroom. Outside there is a front garden bordered by mature hedging, large driveway, garage, a well tended rear garden and deck seating area.



GROUND FLOOR 377.69 sq. ft.
(35.09 sq. m.)



1ST FLOOR 374.80 sq. ft.
(34.82 sq. m.)



TOTAL FLOOR AREA: 752.48 sq. ft. (69.91 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, 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 guidance 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 as to their operability or efficiency can be given.
Made with floorplan 600025

EPC - D

- Well Presented Home
- Great Room Proportions
- Welcoming Reception Room
- Open Plan Kitchen/Diner
- Three Good Sized Bedrooms
- Well Appointed Bathroom
- Front Garden & Off Road Parking
- Generous Private Rear Garden

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

