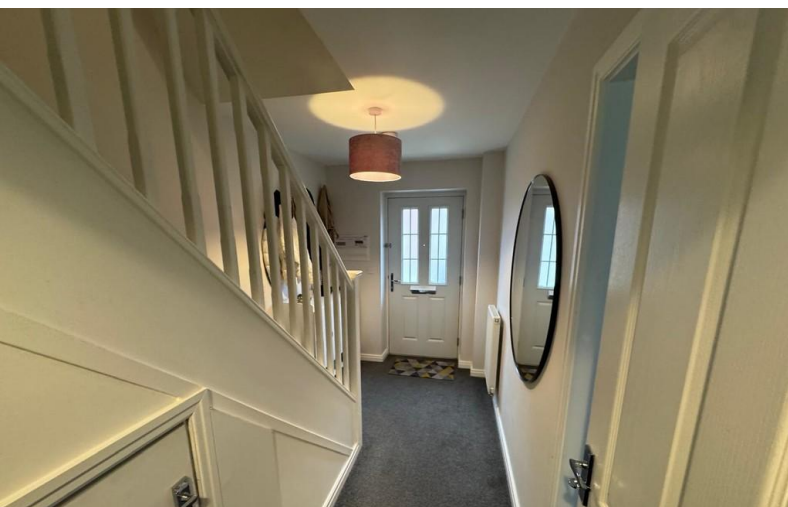


**FOR SALE**



**Border Close, Leicester**

**3 Bedrooms, 2 Bathroom, Semi-Detached House**

**Asking Price Of £255,000**

**MARTIN&CO**



- Three Bedroom Semi Detached House
- Located In Glenfield/Groby Border
- Spacious Living Space
- Fitted Kitchen
- W/C
- Three Bedrooms
- Master With En Suite

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		96
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		

**FULL DESCRIPTION** A well presented Three bedroom semi detached in popular residential location close to excellent road links via A46, A50 & M1. The property is in immaculate decorative order and benefits from full gas central heating & UPVC double glazing. The spacious open plan accommodation comprises of entrance hall, L-shaped living and dining space, fully fitted kitchen with oven/hob, fridge-freezer. Upstairs landing, Three good sized bedrooms, en-suite shower room & bathroom. Gardens to front and rear & driveway. No upward chain! Freehold.

**HALLWAY** Double glazed entrance door, fitted carpet, radiator, understairs store and stairs to first floor.

**LOUNGE** 10' 8" x 15' 5" (3.25m x 4.7m) UPVC double glazed French doors to garden, UPVC double glazed window to rear, two radiator and fitted carpet.

**KITCHEN** 16' 1" x 8' 10" (4.9m x 2.69m) UPVC double glazed window to front, tiled flooring, fitted with a range of base, drawer & eye level units, work surfaces with tiled surrounds, stainless sink unit with mixer tap.

**LANDING** Radiator, fitted carpet, airing cupboard housing cylinder and access to the loft.

**BEDROOM** 13' 0" x 8' 5" (3.96m x 2.57m) A good sized double bedroom. UPVC double glazed window to rear, radiator and fitted carpet.

**EN SUITE** Shower cubicle is fully tiled with mains





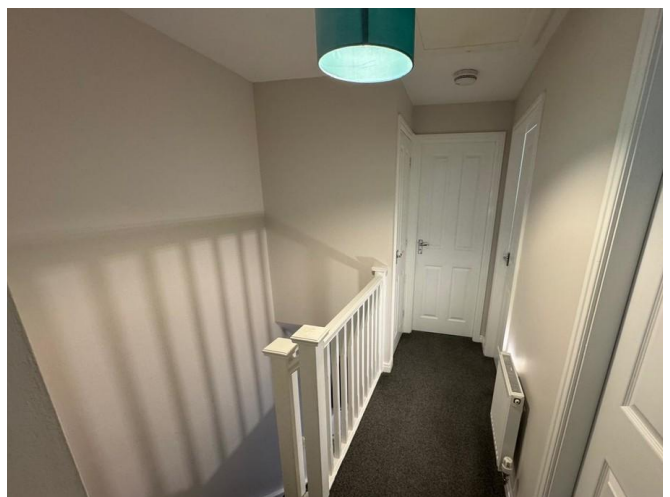
shower, wash hand basin, wc, heated towel radiator and extractor fan.

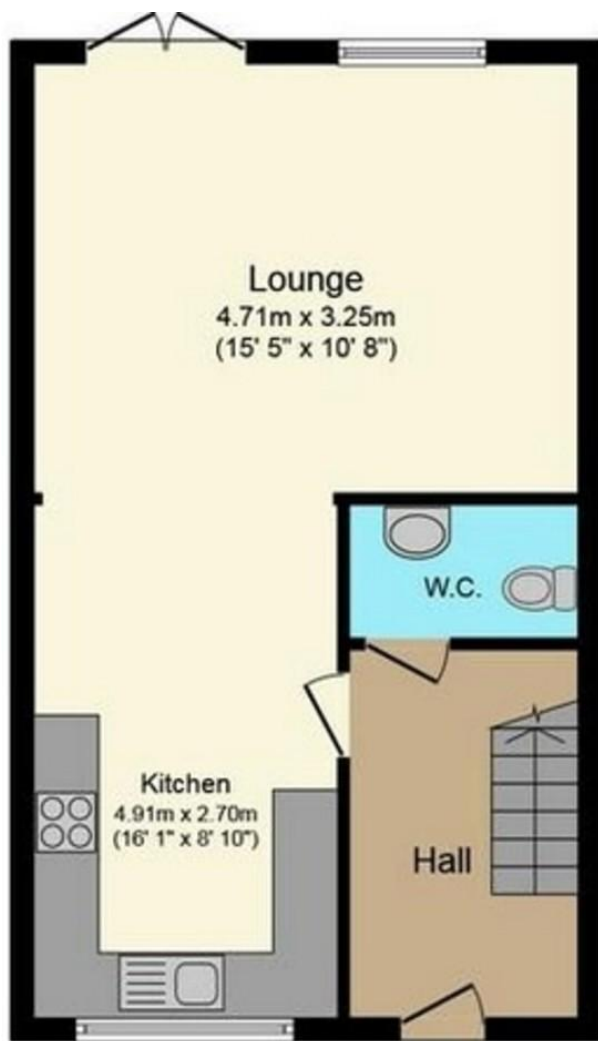
BEDROOM 10' 5" x 8' 5" (3.18m x 2.57m) UPVC double glazed window to the front, radiator and fitted carpet.

BEDROOM 9' 9" x 7' 1" (2.97m x 2.16m) UPVC double glazed window to the rear, radiator and fitted carpet.

BATHROOM 8' 2" x 6' 5" (2.49m x 1.96m) UPVC double glazed opaque window, heated towel rail, panelled bath with mains shower over, wash hand basin, wc and hard floor.

OUTSIDE The front of the property has a lawn area to front and parking to the side.  
The rear garden has paved patio, lawns, decked area to rear, fully fenced boundaries.





## Hunters Narborough

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.