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Lancelot Close, Leicester Forest East

Offers Over £284,000

3 2 2



Nestled within the serene environs of Leicester Forest East, Lancelot Close presents an idyllic opportunity to embrace contemporary living within a charming suburban neighborhood. This semi-detached house, boasting three bedrooms, is a harmonious blend of modern design and comfort, offering a wealth of features that cater to both aesthetics and functionality.

As you step into the property, you're greeted by an inner hall leading to a spacious living room adorned with a bay window, welcoming in abundant natural light and lending an airy feel to the space. The cleverly designed open-plan kitchen and dining area, complete with a utility space, forms the heart of the home. This layout not only facilitates seamless interaction between family members or guests but also caters to the demands of a modern lifestyle, making entertaining a breeze.

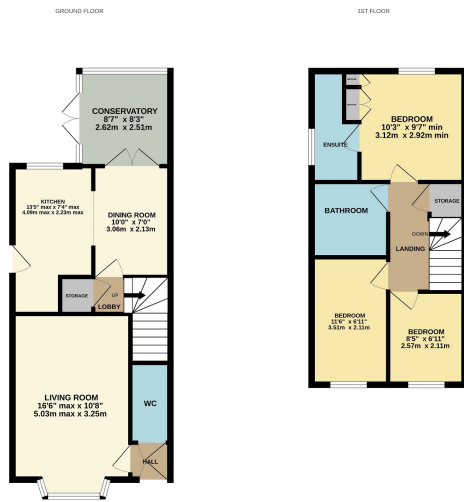
An elegant conservatory extends from the main Dining space, providing a picturesque connection between the indoors and outdoors. This versatile space can serve as a relaxation zone, a home office, or even a cozy reading nook, surrounded by the tranquility of nature.

Convenience is paramount in this abode, with a downstairs WC offering added comfort for residents and visitors alike. The property boasts a main bedroom that includes built-in wardrobes, catering to your storage needs while maintaining a streamlined aesthetic. The ensuite shower room attached to the main bedroom adds a touch of luxury, creating a private retreat within the home.

A main bathroom, thoughtfully designed and equipped, provides amenities for the entire household. The presence of a garage offers secure parking and additional storage solutions. The rear of the property opens up to a mature garden that overlooks the picturesque expanse of Forest East Park, creating a sense of harmony with nature. This park-facing view not only provides a refreshing backdrop but also ensures a serene atmosphere, allowing you to unwind in style.

Situated within a cul-de-sac, Lancelot Close offers a sense of community and safety, making it an ideal setting for families or

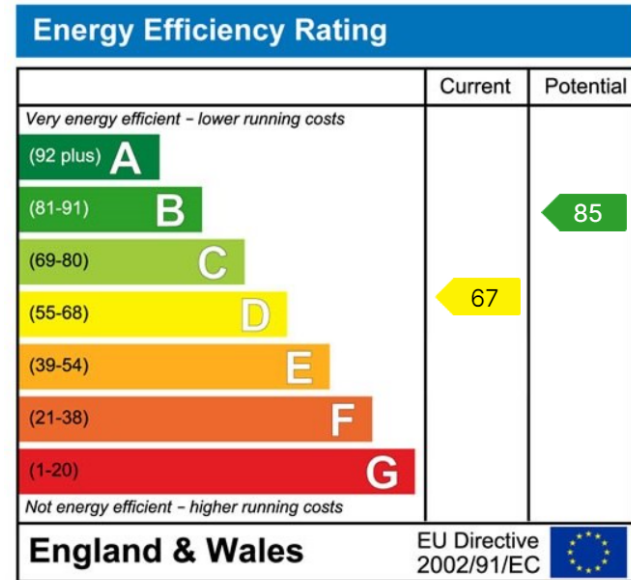




We warrant that the floor plans are drawn to scale and are a true and accurate representation of the property. We do not warrant that the floor plans are drawn to scale and are a true and accurate representation of the property. We do not warrant that the floor plans are drawn to scale and are a true and accurate representation of the property.



- Semi Detached house
- Three bedrooms
- En suite to main bedroom
- Main bathroom
- Living room with bay window
- Open plan Kitchen Diner
- Conservatory
- Downstairs WC
- Mature Garden and Garage
- DRAFT DETAILS, EPC Rating: D, Council Tax band: C



By law we carry out verification checks and proof of fund checks.

The details are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted. We have not tested any services or appliances and purchasers are advised to satisfy themselves as to the working order and condition.

Floor plans do not reflect exact dimensions or exactly replicate the layout of the property.

Referral Fees: EPC: up to £50. Mortgage: up to £500. Conveyancing up to £300. Survey: up to £50 all plus vat.

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