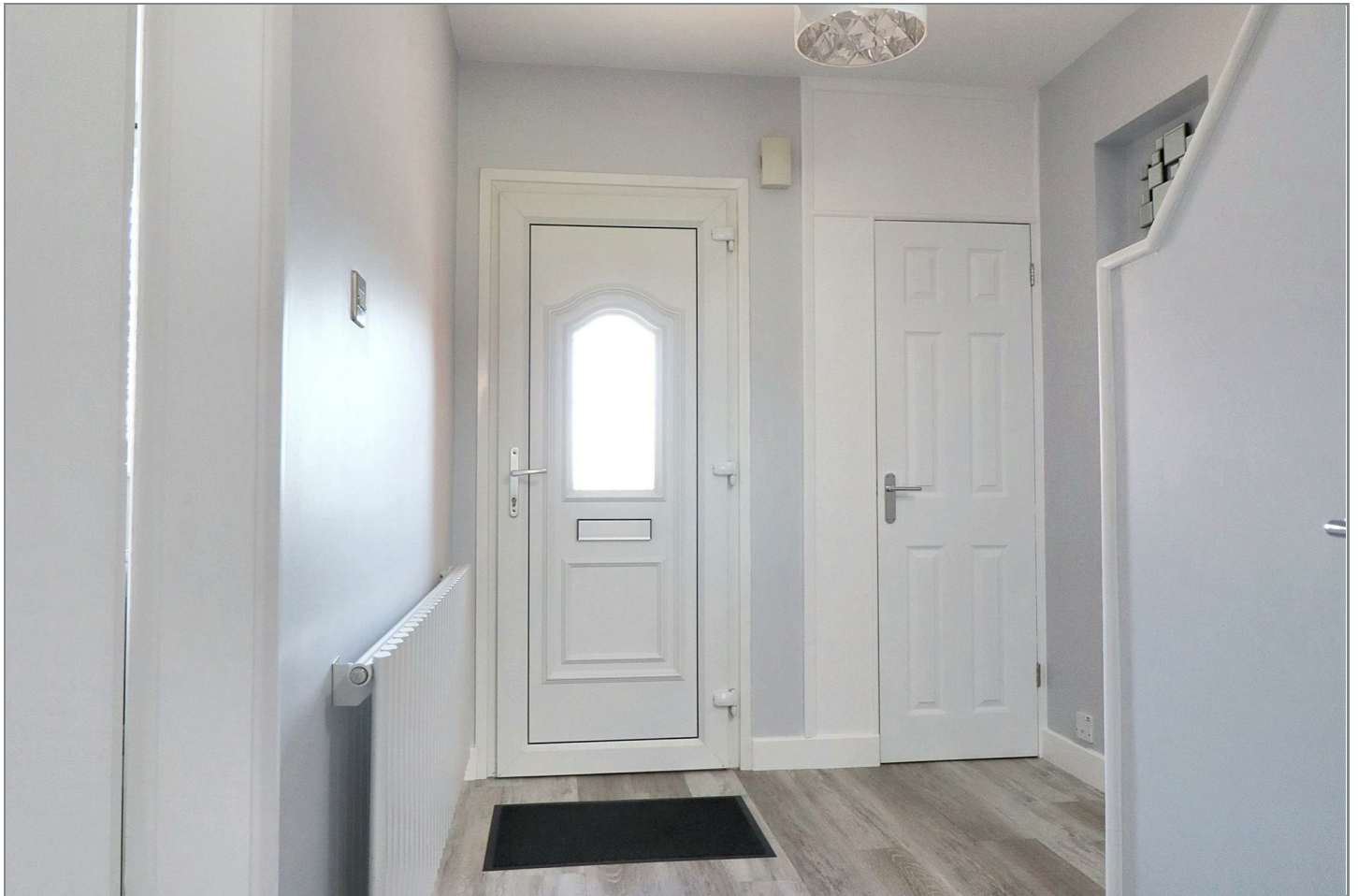


- THREE BEDROOM SEMI-DETACHED HOUSE
- IMMACULATELY PRESENTED
- IDEAL FAMILY HOME
- FOUR PIECE BATHROOM SUITE

- EXTENSIVE EYE-CATCHING REAR GARDEN
- OFF ROAD PARK & SPACIOUS GARAGE
- POPULAR LOCATION
- COUNCIL TAX BAND - B

Offers over £320,000

<https://www.judgeestateagents.co.uk>



Located within a popular location being well positioned for access to the City Centre comes offered for sale this immaculate three bedroom semi-detached house. An ideal family home that briefly comprises an Entrance Hall, Living/Dining Room, Kitchen, First Floor Landing, Three Bedrooms and a Four Piece Bathroom Suite. From the front there is off road parking that leads to a good sized Garage and to the rear there is a well established and eye-catching generously sized garden. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

Having stairs leading up to the first floor landing, radiator, power point, built in cupboard with a window, under stairs cupboard and doors that lead to:

LIVING/DINING ROOM

25'2 x 11'4 - 9'1 (7.67m x 3.45m - 2.77m)

Benefiting from a window to the front aspect, radiator, power points, TV point, fire and patio doors to the rear aspect.

KITCHEN

11'10 x 9'4 (3.61m x 2.84m)

Having a range of wall and base units with work surfaces, sink with mixer tap, integral dishwasher, integral oven, hob with

extractor, integral fridge/freezer, integral microwave, window to the rear aspect, radiator, power points and a door that leads to the Garage.

FIRST FLOOR LANDING

There is a window to the side aspect, power point, loft access and doors that lead to:

PRIMARY BEDROOM

12'2 x 11'4 (3.71m x 3.45m)

Benefiting from a window to the front aspect, radiator and power points.

BEDROOM

11'11 x 11'1 (3.63m x 3.38m)

With a window to the rear aspect, radiator and power points.

BEDROOM

8'3 x 7'1 (2.51m x 2.16m)

There is a window to the front aspect, radiator and power points.

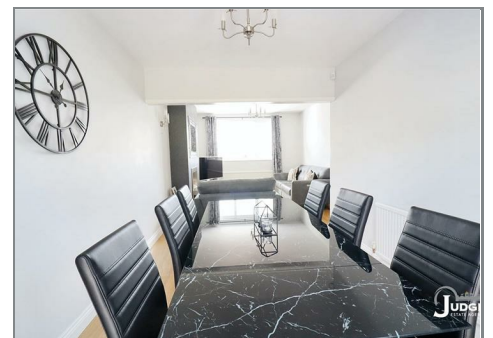
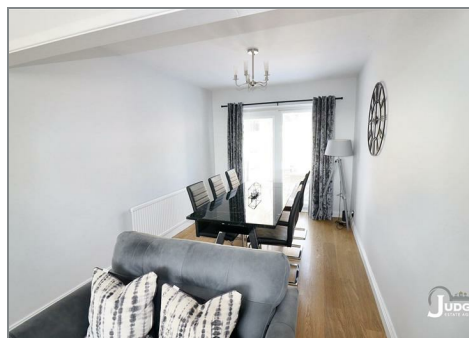
BATHROOM

8' x 7'3 (2.44m x 2.21m)

Comprising a low level WC, Wash hand basin, Bath, Walk in Shower, Window to the rear aspect, Heated towel rail and Complimentary tiling.

REAR GARDEN

A well established, maintained and extensive garden that appreciates a patio with gravelled borders that proceed





alongside a mainly laid to lawn garden all enjoying a variety of shrubs, plants and trees. There is a bordered area to the very rear.

PARKING

From the front there is off road parking that also leads to:

GARAGE

25'7 x 10'7 (7.80m x 3.23m)

Benefiting from an electric door with the facilities of both power and lighting as well as a door to the rear garden.

LOCATION

Located in the popular re-development of City Height, north of Leicester city centre. The property is located close to popular local schooling with good OFSTED reports. It provides excellent access to Leicester city centre with its array of shops, boutiques, restaurants and leisure activities.

VIEWINGS

We always like any potential purchaser to follow our four steps

- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video
- 4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

MEASUREMENTS

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

MONEY LAUNDERING

In line with current money laundering regulations, prospective buyers 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). We ask

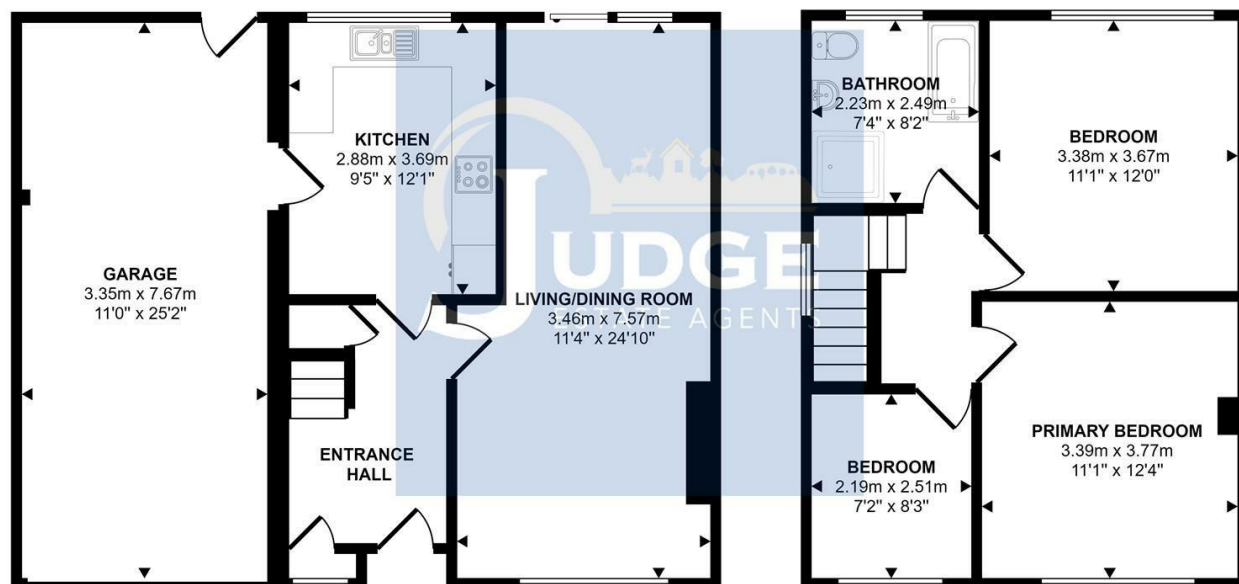


for your cooperation in this matter as this information will be required before a sale can be agreed.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to



Approx Gross Internal Area
115 sq m / 1236 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

