



- THREE BEDROOM TOWNHOUSE
- CONSERVATORY
- CONVENIENTLY LOCATED FOR CITY AND MOTORWAY ACCESS
- OFF ROAD PARKING
- GROUND FLOOR WC
- COUNCIL TAX BAND - A

Offers over £240,000



This lovely property is situated within the well established residential locality being approximately four miles north of Leicester city centre and offering excellent shopping facility access to Beaumont Leys shopping centre. This well presented home that would make for an ideal first time purchase comprises briefly of an Entrance Hall, WC, Living/Dining Room, Kitchen, Conservatory, First Floor Landing, Three Bedrooms and a Bathroom. There is a well established and maintained garden to the rear and from the front there is off road parking. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

There are stairs that lead towards the first floor landing, fitted cupboard, utility cupboard, power points and doors that lead to:

WC

Comprising a low level WC, Wash hand basin and a Window to the front aspect.

LIVING/DINING ROOM

23'6 - 14'7 x 10'2 - 7'1 (7.16m - 4.45m x 3.10m - 2.16m)
Benefiting from a bow window to the front aspect, radiator, power points, opening through to the Kitchen area and doors that lead to:

CONSERVATORY

14'3 x 12'8 (4.34m x 3.86m)
With windows to the rear and side aspects, power points and patio doors to the side aspect.

KITCHEN

11'11 x 8'5 (3.63m x 2.57m)
Having a range of wall and base units with work surfaces, sink with a mixer tap, oven with hob, power points and a window and door to the rear aspect.

FIRST FLOOR LANDING

There is access to the loft, airing cupboard, radiator and doors that access:

BEDROOM

13'4 x 9'8 (4.06m x 2.95m)
Benefiting from two windows to the front aspect, radiator and power points.

BEDROOM

12'8 x 9'10 (3.86m x 3.00m)
Having a window to the rear aspect, radiator and power points.

BEDROOM

9'6 x 6'8 (2.90m x 2.03m)
There is a window to the front aspect, radiator and power points.





BATHROOM

Comprising a low level WC, Wash hand basin, Bath with Complimentary tiling, Radiator and a Window to the rear aspect.

REAR GARDEN

There is a paved pathway leading alongside the property to a mainly laid to lawn garden with a raised seating area as well as a storage shed.

PARKING

From the front there is off road parking.

LOCATION

The road links are superb with links to the motorway, Beaumont Leys Shopping Centre, Abbey Park and Leicester City Centre. The local school within the area is Beaumont Lodge Primary school. If you do not drive then there is a bus service available.

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

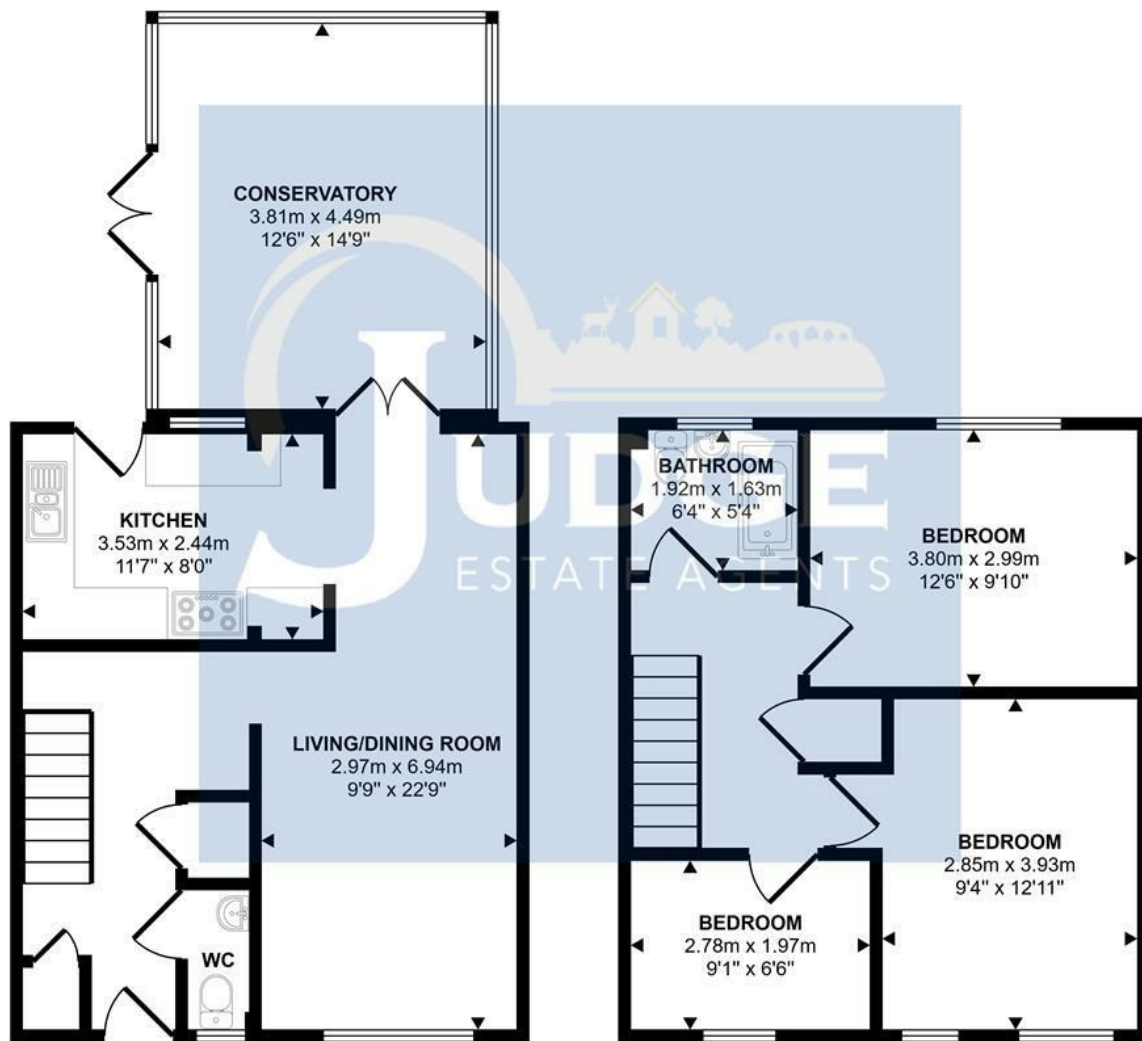
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo

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



Approx Gross Internal Area
99 sq m / 1068 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	75	86
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	