



Mortimer Way, Leicester

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- THREE BEDROOM
- END TERRACED
- LOUNGE
- KITCHEN / DINER
- FRONT, SIDE & REAR GARDENS
- DRIVEWAY & GARAGE
- IDEAL FIRST TIME BUY
- GREAT PLOT SIZE

SellMyHome are pleased to offer on Mortimer Way, Leicester, this delightful three-bedroom end-terrace house presents an excellent opportunity for first-time buyers. The property boasts a spacious lounge, perfect for relaxing or entertaining guests, and a well-appointed kitchen/diner that invites family gatherings and culinary creativity.

Set on a generous corner plot, this home benefits from off-road parking, ensuring convenience for you and your visitors. Additionally, a separate garage provides ample storage space or the potential for a workshop, catering to various needs.

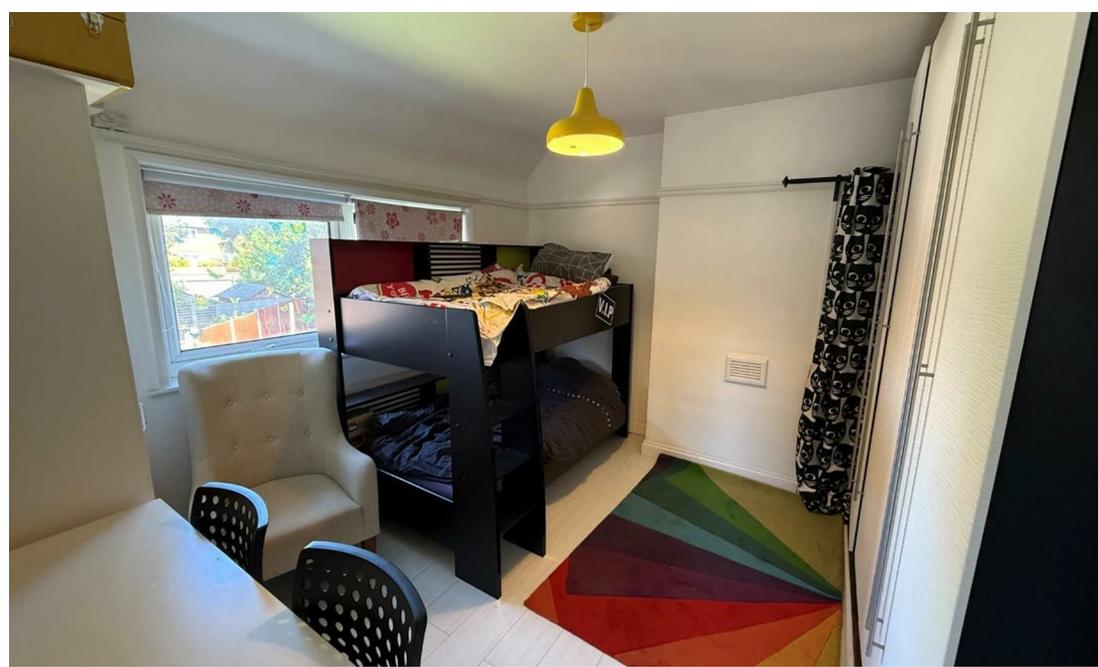
With three comfortable bedrooms, this property offers plenty of room for a growing family or the flexibility to create a home office or guest room. The bathroom is conveniently located, serving the needs of the household with ease.

This end-terrace house is not only practical but also offers a sense of community in a friendly neighbourhood. Its location in Leicester provides easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking a balance of suburban tranquillity and urban convenience.

In summary, this property on Mortimer Way is a fantastic opportunity for anyone looking to step onto the property ladder. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to make this lovely house your new home.



Price Guide: £250,000



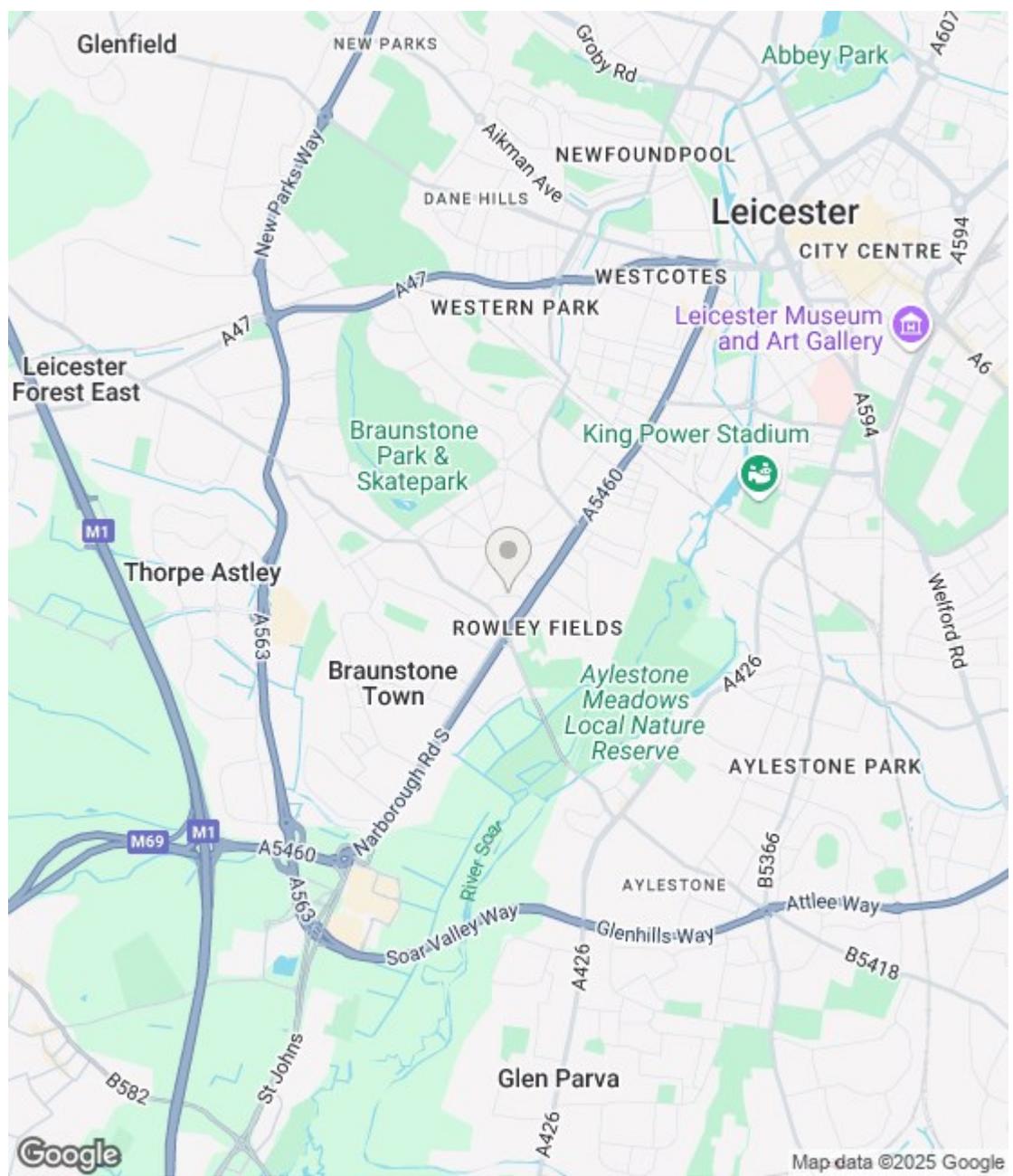


### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
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