



## 43 Boynton Road, Leicester, LE3 1PR

Sell My Home are pleased to present to the market this charming three bedroom mid-terrace house located on Boynton Road in Leicester. The property could make an ideal first family home or a worthwhile investment opportunity.

This property boasts a generously sized reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. Off the lounge are the downstairs WC and the dining area, leading into the kitchen. The kitchen benefits from a clean presentation with subway tiled splashback as well as plenty of storage.

With three bedrooms of varying size, there is ample space for a growing family or for those in need of a home office. On this floor is the family bathroom featuring a three piece bathroom suite with shower over the bath.

Externally, the property offers parking space for at least two vehicles and a low maintenance rear garden.

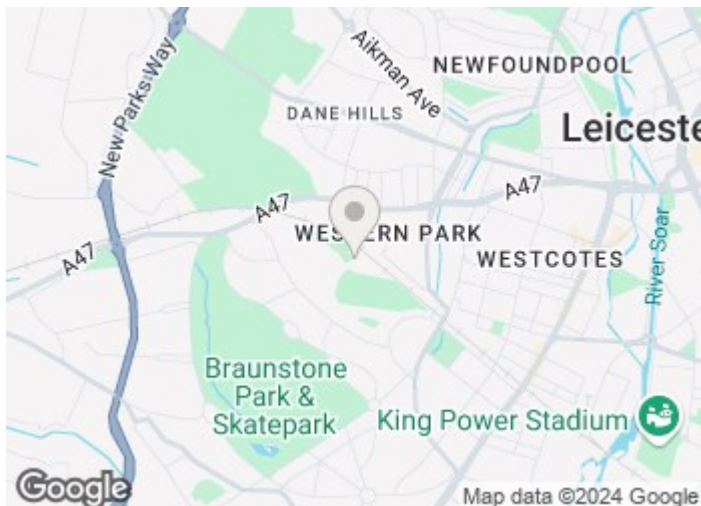
**Price Guide £235,000**

# 43 Boynton Road

, Leicester, LE3 1PR



- THREE BEDROOM MID TERRACE
- GOOD TRANSPORT LINKS TO CITY CENTRE, FOSSE PARK AND MOTORWAY
- OFFROAD PARKING
- GENEROUSLY SIZED LOUNGE
- KITCHEN WITH DINING AREA
- DOWNSTAIRS WC



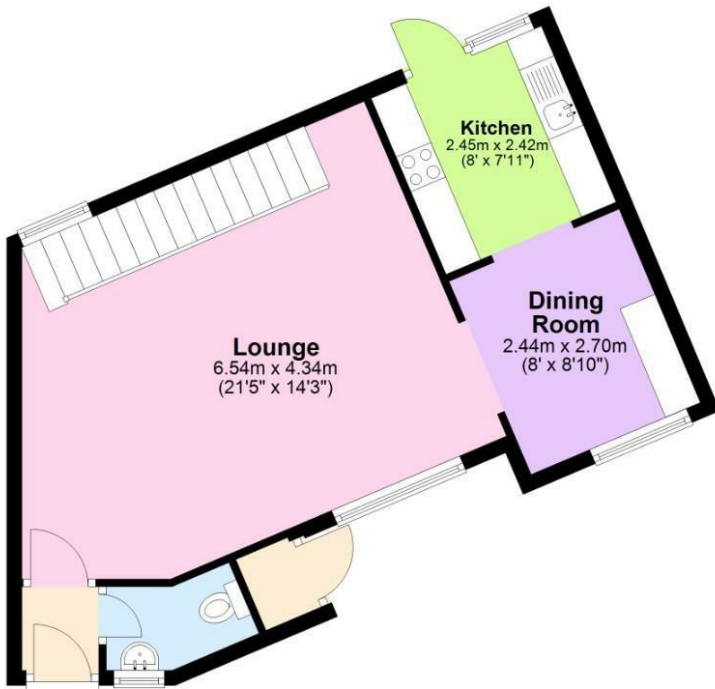
[Directions](#)



# Floor Plan

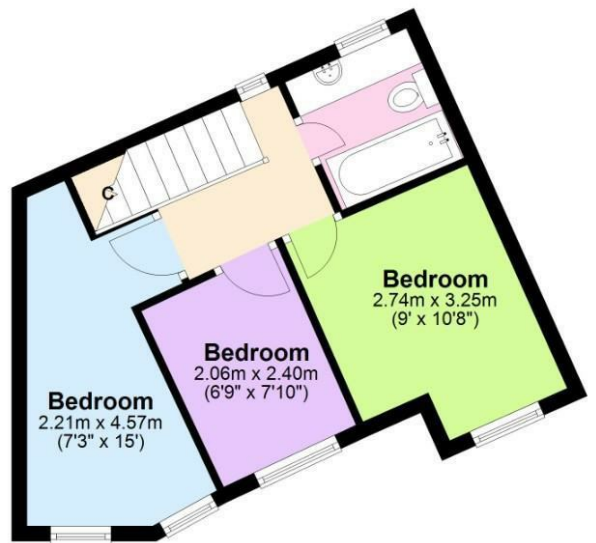
## Ground Floor

Approx. 46.5 sq. metres (500.4 sq. feet)



## First Floor

Approx. 30.5 sq. metres (328.4 sq. feet)



Total area: approx. 77.0 sq. metres (828.9 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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