



Headingley Close | Thurcaston Park

A modernised, three bedroomed family home located in a cul-de-sac setting, situated on a corner plot with a private driveway and landscaped front and rear gardens. An internal viewing is highly recommended.

- Modernised three bedroomed family home on a corner plot at the end of a cul-de-sac
- Refitted kitchen with integrated appliances
- Separate living/dining room and conservatory
- Driveway providing off road parking and gardens to front and rear
- Kitchen refitted in 2020, new windows and doors fitted in 2019 Worcester Bosch boiler fitted 2017







GROUND FLOOR

The property is entered into via a hallway with a downstairs w.c. The bright and airy refitted kitchen is located to the front of the home overlooking the front garden. The kitchen has been refitted with white gloss cabinetry with complimentary worktops and metro tiled splashback. There is an integrated oven, gas hob and stainless-steel extractor fan. There is also an integrated slimline dishwasher and fridge/freezer, with space for a washing machine. The living/dining room is located to the rear of the home with the added benefit of a conservatory.

FIRST FLOOR

A staircase ascends from the hallway to the first-floor landing with the principal bedroom overlooking the rear of the home with a selection of built in wardrobes. Two further bedrooms are located to the rear of the home. Off the main landing you have a family bathroom comprising a panelled bath with shower over, w.c and pedestal wash hand basin.

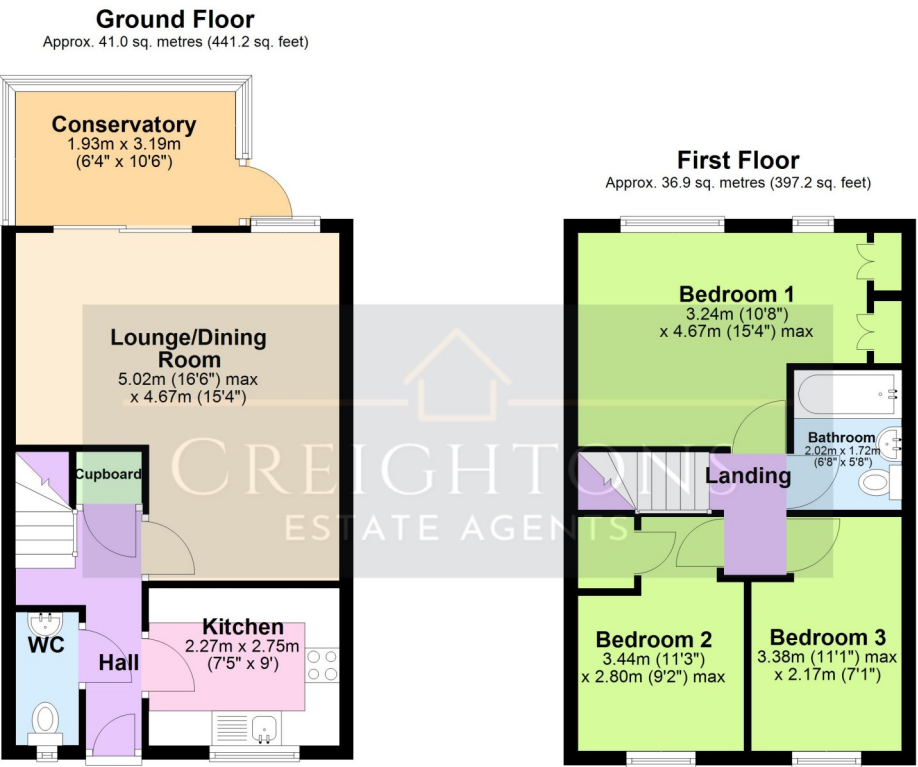


OUTSIDE

The property sits on a corner plot with the driveway located to the side of the home. The rear garden is mainly laid to lawn with gated side access and further hard standing for a vehicle.



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Total area: approx. 77.9 sq. metres (838.4 sq. feet)

Floor plans are not to scale and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose.

Plan produced using PlanUp.

15 Headingley Close, Leicester

SERVICES

All mains services are available and connected.

COUNCIL

Leicester City Council. Council tax band B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Creightons Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.





