



**Sandhurst Gardens, Leicester, LE3 6RF**

**Asking price £225,000**

**Freehold**

**Taylor's**

Est. 1992

Spacious three-bedroom detached home

Available with no onward chain

Two reception rooms

Quiet location

Enclosed and private rear garden

Ideal family home

Close to local transport links

Please contact Taylors to arrange your visit

#### Property description

**Living room** 14'9" x 13'4" (4.51 x 4.08)

**Dining room** 10'11" x 7'11" (3.33 x 2.42)

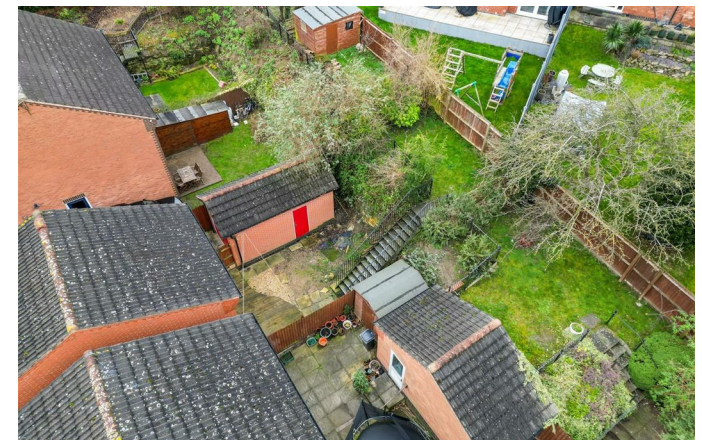
**Kitchen** 10'11" x 6'9" (3.33 x 2.08)

**Master bedroom** 15'1" x 9'6" (4.6 x 2.92)

**Bedroom two** 8'11" x 7'6" (2.73 x 2.29)

**Bedroom three** 7'6" x 5'9" (2.3 x 1.77)

**Bathroom** 6'7" x 5'10" (2.03 x 1.79)



Spacious three-bedroom detached home | Off-road parking with garage | Enclosed and private rear garden | Available with no onward chain | Close to local amenities and transport links | Please contact Taylors to arrange your visit

Welcome to this charming three-bedroom detached home, nestled in a serene locality that offers both tranquility and convenience. As you approach the property, the distinct brick facade and the vibrant red entrance door immediately catch your eye, conveying a warm welcome.

The ground floor opens into a well-proportioned living room, measuring 4.08m x 4.51m, offering ample space for relaxation and family time. It flows seamlessly into the dining room, which at 2.42m x 3.33m, is perfect for hosting

dinners and enjoying everyday meals. The adjacent kitchen, sized at 2.08m x 3.33m, though compact, is well laid out with potential for modernization and customization to your taste.

A convenient WC, tucked neatly under the stairs, adds to the functionality of the ground floor layout.

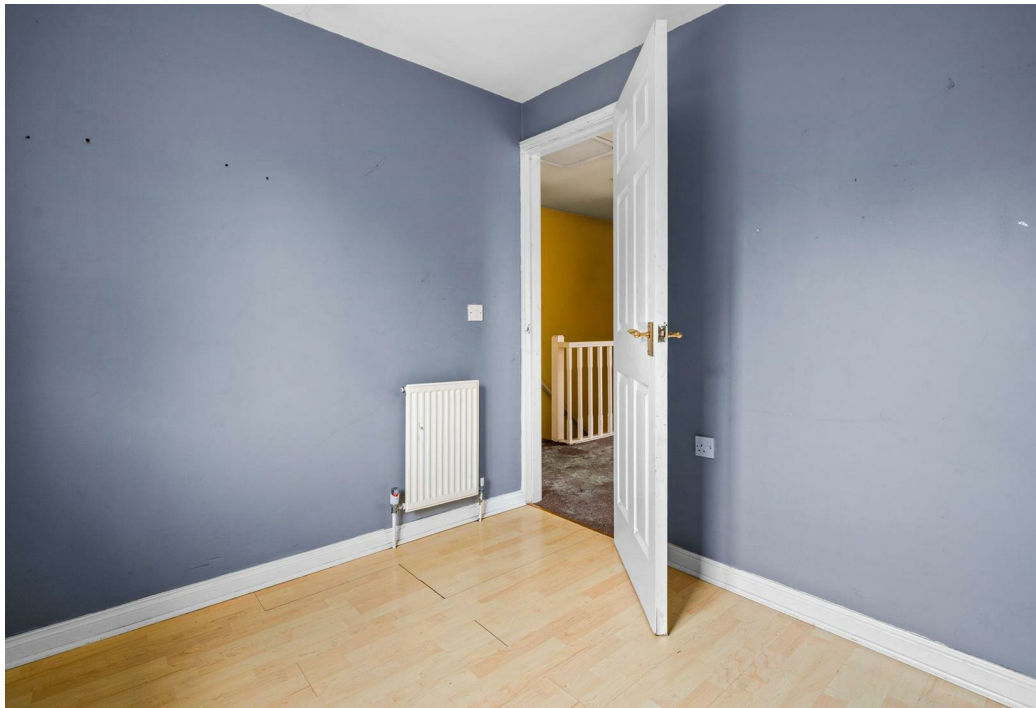
Upstairs, the sleeping quarters do not disappoint, with three cozy bedrooms. The master bedroom spans a comfortable 4.60m x 2.92m, while the other two bedrooms provide snug retreats for rest. A family bathroom with a 1.79m x 2.03m footprint serves these rooms, complete with essential fittings.

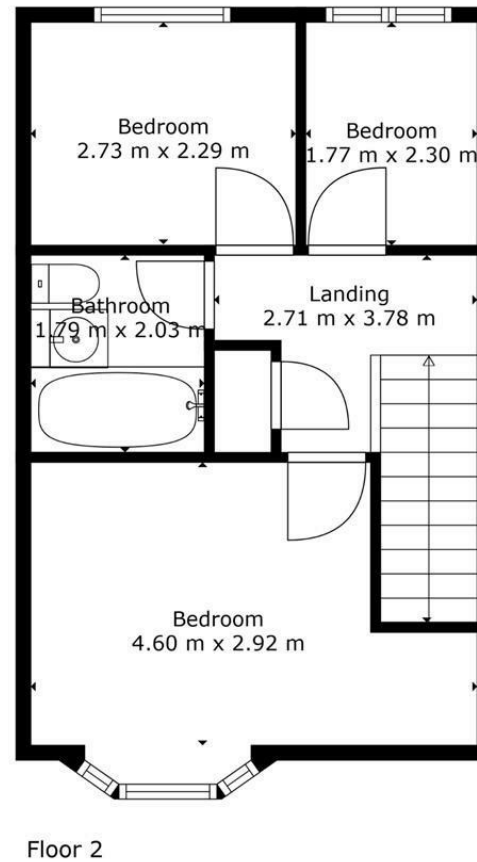
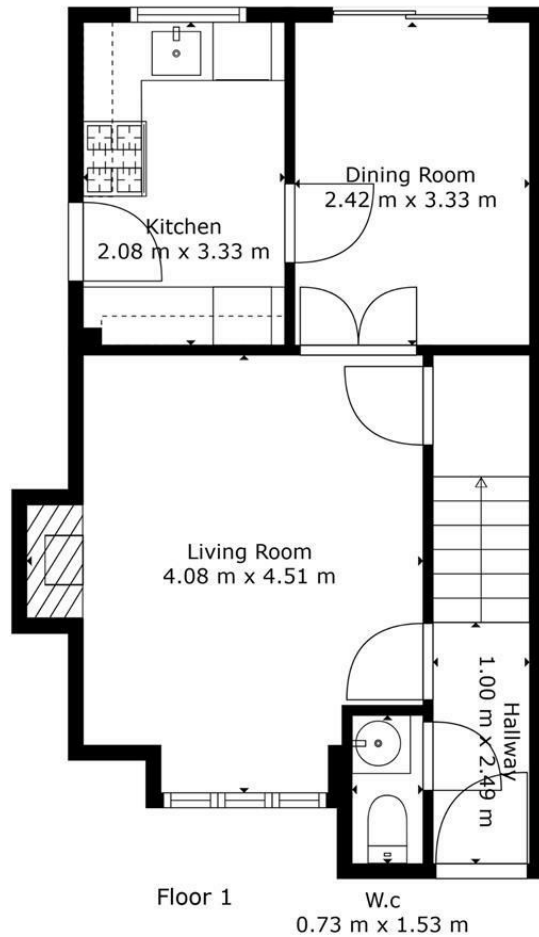
Outside, the property boasts a private garden, a haven for both gardening enthusiasts and those seeking a peaceful

outdoor space. The garden invites imagination for landscaping or perhaps creating an outdoor dining area to enjoy during the warmer months. Additionally, the off-road parking space leads to a detached garage, ensuring security and convenience for your vehicle or extra storage needs.

Situated in a quiet location, this home is ideal for those looking for a peaceful living environment while still being connected to local amenities and community. Whether you're a growing family, a professional couple, or simply seeking a tranquil abode, this property presents a splendid opportunity to create a home tailored to your lifestyle.







**TOTAL: 72 m<sup>2</sup>**  
 FLOOR 1: 38 m<sup>2</sup>, FLOOR 2: 34 m<sup>2</sup>  
 EXCLUDED AREAS: FIREPLACE: 1 m<sup>2</sup>, BAY WINDOW: 1 m<sup>2</sup>  
 Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.