



**Shipman Road, Leicester, LE3 2YB**

**Offers over £260,000**

**Freehold**

---

**Taylor's**

Est. 1992

---

Spacious three-bedroom home  
Highly popular location  
Garage  
Enclosed rear garden  
Close to local amenities  
Modern condition throughout  
Downstairs WC  
Ensuite shower room  
Three piece family bathroom  
Please get in touch to arrange your visit



#### Property description

<b>Reception room</b>	17'5" x 15'3" (5.31 x 4.66)
<b>Kitchen/diner</b>	15'5" x 9'5" (4.71 x 2.89)
<b>Utility room</b>	6'6" x 4'1" (1.99 x 1.25)
<b>Landing</b>	
<b>Master bedroom</b>	11'6" x 11'5" (3.53 x 3.48)
<b>Ensuite shower room</b>	5'4" x 3'9" (1.63 x 1.15)
<b>Bedroom two</b>	9'7" x 7'8" (2.94 x 2.35)
<b>Bedroom three</b>	9'3" x 7'6" (2.83 x 2.29)
<b>Family bathroom</b>	6'4" x 6'3" (1.95 x 1.92)



Spacious three-bedroom home |  
Off-road parking with garage |  
Enclosed rear garden | Close to  
local amenities and transport links  
| Modern condition throughout |  
Ensuite to master bedroom |  
Please contact Taylors to arrange  
your visit

This modern three-bedroom  
townhouse offers a stylish and  
practical living space, perfect for  
families or professionals seeking a  
contemporary home. The property  
is beautifully presented  
throughout, with a spacious and  
bright kitchen diner, featuring

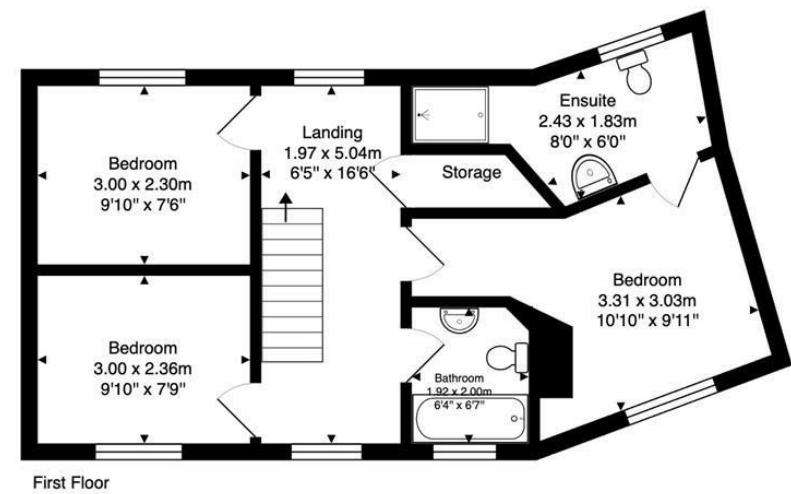
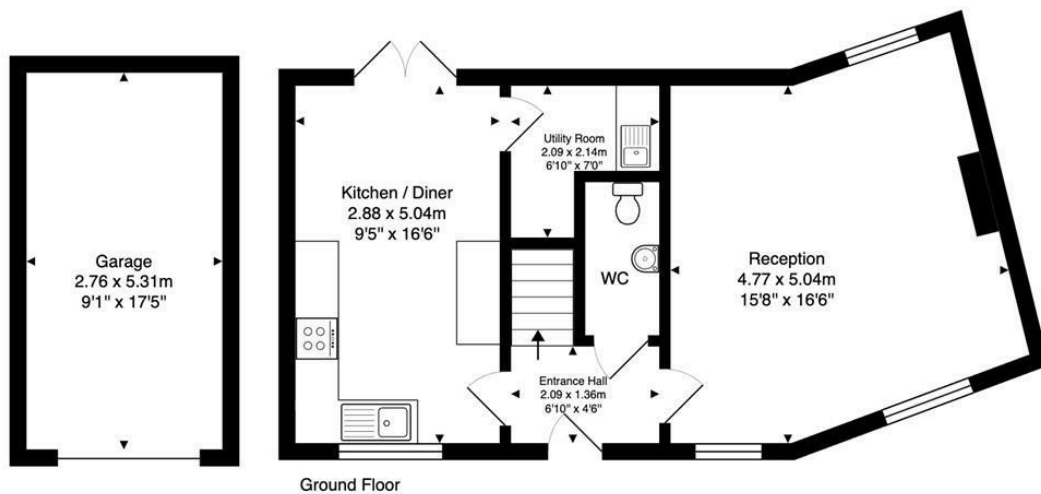
modern cabinetry, sleek  
countertops, and integrated  
appliances. The French doors open  
out to an enclosed rear garden,  
providing an ideal outdoor space  
for relaxing or entertaining. The  
home benefits from a utility room,  
offering convenience and extra  
storage.

The generous lounge is bathed in  
natural light, creating a cosy yet  
open atmosphere. Upstairs, the  
three spacious bedrooms offer  
plenty of storage, including a  
master bedroom with an ensuite  
shower room. The family

bathroom and a downstairs WC  
complete the convenience of this  
home. Additionally, the property  
comes with a garage, providing  
secure off-street parking or extra  
storage. The home is located on a  
peaceful street but is within easy  
reach of local amenities and  
transport links, making it a great  
choice for modern living.







Total Area: 98.2 m<sup>2</sup> ... 1057 ft<sup>2</sup> (excluding garage)



Taylor's 1992 Ltd  
 6 Grove Court, Grove Business Park, Enderby, LE19 1SA  
 T: 0116 326 6464  
 E: [hello@taylorsestate.agency](mailto:hello@taylorsestate.agency)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.