



Lindrick Drive, Leicester, LE5 5UH

Part of  
**ANDREW  
GRANGER & CO**

Part of  
**SHELDON  
BOSLEY  
KNIGHT**  
LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

This sizeable three bedroom bungalow sits on a vast plot in an enviable cul-de-sac location on the border of the ever popular Stoneygate and Evington suburbs of Leicester. Set back from the road behind a low maintenance front garden and driveway, the property features a well sized porch that opens into a dedicated entrance hallway providing access to the lounge/diner, kitchen and cloakroom. A beautifully sized lounge/diner provides ample space and features a large front facing window allowing plenty of natural light to come flooding in. The kitchen is fitted with a selection of wall and base mounted units providing fantastic storage, ample work tops for food preparation and space for all standard kitchen appliances. The kitchen also features a food hatch opening into the lounge/diner and has an external side door leading to the garden. Towards the back of the property sits the three spacious bedrooms. The master bedroom also features a selection of fitted wardrobes with a dedicated dressing area and overlooks the rear garden. Bedroom two also benefits from this wonderful garden view and benefits from its own fitted wardrobes. The third bedroom is large enough for a single bed and free standing wardrobe. Completing the interior of this lovely, chain free home is a spacious family bathroom including a toilet, hand wash basin and shower. Outside, the garden is vast and private, mainly laid to lawn and an attached garage with both front and rear access aids storage and parking. With a host of shops, restaurants and other amenities all within easy reach, this lovely detached bungalow is full of potential and is a real must see.







## Key Features

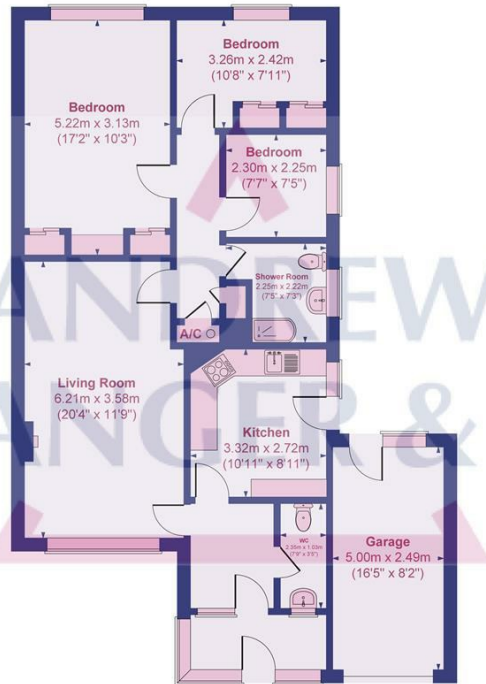
- No onward sales chain
- Substantial plot
- Peaceful cul-de-sac location
- Driveway and garage
- Well sized and private rear garden
- Master bedroom overlooking the garden and featuring in built wardrobes and dressing area
- Popular location on the Stoneygate/Evington border
- Easy access to local amenities
- Potential to extend and modernise
- Side access to the garden

**Price Guide**  
**£300,000**





Approximate Gross Internal Area  
87.8 sq. m. (945 sq. ft.)  
Garage At 12.4 sq. m. (133 sq. ft.)  
Total 100.2 sq. m. (1078 sq. ft.)



Floor area 87.8 sq.m. (945 sq.ft.) approx  
Garage 12.4 sq.m. (133 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



EPC Rating - D

Tenure - Freehold

Council Tax Band - D

Local Authority  
Leicester (city of)

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee





To view this property please contact our Oadby office on 01162 429922



Part of