



**Connells**

Kirkwood Close  
Leicester Forest East Leicester



# Kirkwood Close Leicester Forest East Leicester LE3 3SH

for sale offers over  
**£270,000**



## Property Description

Connells are pleased to present this three bedroom house on Kirkwood Close, located within the highly sought after Leicester Forest East (LE3) area. The property is within walking distance to local amenities, doctor surgery, shops and schools. Would make an ideal family house.

The ground floor comprise an entrance hallway with an access to the cosy kitchen, convenient and spacious living room, downstairs toilet & under stairs toilet.

Moving upstairs you'll find master bedroom with an en-suite and two further bedrooms & family bathroom

Externally, there is a low maintenance garden with lawn area to the rear and off road parking for two cars to the front.

## Ground Floor

### Hallway

10' 1" x 14' 11" ( 3.07m x 4.55m )

### Kitchen

11' 3" x 10' 1" ( 3.43m x 3.07m )

Fitted with a range of wall and base units, sink unit, built in oven and hob with an extractor fan over & window to the front

### Living Room

15' 5" x 12' 1" ( 4.70m x 3.68m )

Having a carpet floor, radiator & patio door to the rear garden

## Downstairs Toilet

5' 6" x 3' 2" ( 1.68m x 0.97m )

Fitted with a toilet, wash hand basin & radiator

## First Floor

### Bedroom 1

10' 1" x 11' 5" ( 3.07m x 3.48m )

Having a carpet floor, radiator, fitted wardrobe & window to the front

### En-Suite

5' 6" x 5' 10" ( 1.68m x 1.78m )

Having a cubical shower, wash hand basin & toilet

### Bedroom 2

10' 1" x 10' 9" ( 3.07m x 3.28m )

Having a carpet floor, radiator & window to the rear

### Bedroom 3

10' 9" x 6' 7" ( 3.28m x 2.01m )

Having a carpet floor, radiator & window to the rear

## Bathroom

6' 7" x 5' 6" ( 2.01m x 1.68m )

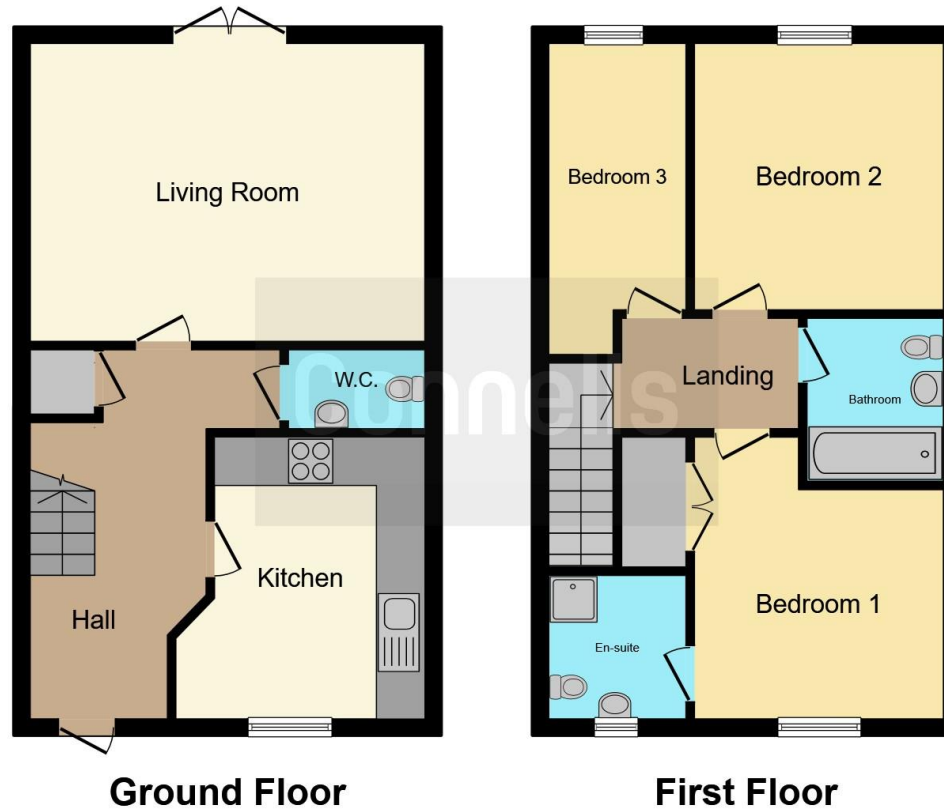
Fitted with a bath with shower over, wash hand basin & toilet











This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: B**

**view this property online [connells.co.uk/Property/LTR320235](http://connells.co.uk/Property/LTR320235)**

Tenure: Freehold



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