





Property Description

Nestled within a well established residential area of Leicester, this property offers an exciting opportunity for buyers seeking a spacious three bedroom family home with huge potential. The property is perfectly positioned for families, first-time buyers or investors looking to modernise and add value

Situated within nearby local shops, close access to schools, parks and public transport. There is good connectivity to Leicester city centre and surrounding suburbs, within walking/short driving distance to supermarkets, health facilities and recreational amenities.

The property offers a fantastic opportunity to create a stylish, modern home in a sought-after Leicester location. Early viewing is highly recommended to appreciate the potential this property has to offer

Entrance Porch

6' 4" x 3' 5" (1.93m x 1.04m)

UPVC double glazed front door offering a perfect space for coats and shoes before entering the main hallway

Entrance Hall

7' 1" x 12' 4" (2.16m x 3.76m)

Providing access to the main ground floor accommodation. There is staircase rising to the first floor with a handy understairs storage cupboard

Lounge

13' 7" x 12' 1" (4.14m x 3.68m)

Having double glazed window overlooking the front, radiator and laminated flooring. The lounge features a central focal point fireplace with ample room for seating

Ground Floor Wc

4' 2" x 2' 9" (1.27m x 0.84m)

A convenient ground floor cloakroom fitted with a low level WC and door opening onto the utility room

Kitchen/Dining Room

21' 3" x 8' 4" (6.48m x 2.54m)

A bright and spacious open-plan kitchen and dining area positioned to the rear of the property. The kitchen is fitted with a range of modern wall and base units complemented by ample worktop space and tiled splashbacks. It includes an integrated oven and hob with an extractor hood over, along with plumbing for a washing machine and space for additional appliances. The dining area comfortably accommodates a family table and chairs, with patio doors opening out to the garden

Utility Room

7' 9" x 21' 1" (2.36m x 6.43m)

A highly practical utility room offering additional storage and workspace, ideal for busy family living, fitted with base units and work surface

First Floor Landing

Bedroom One

12' 7" x 12' 4" (3.84m x 3.76m)

Having double glazed window overlooking the front, radiator, finished in neutral decor and fitted with carpet

Bedroom Two

13' 5" x 8' 5" (4.09m x 2.57m)

A well proportioned second bedroom located to the rear of the property, having double glazed window and radiator, finished in neutral decor providing plenty of natural light

Bedroom Three

8' 6" x 7' 1" (2.59m x 2.16m)

With double glazed window overlooking the front and radiator

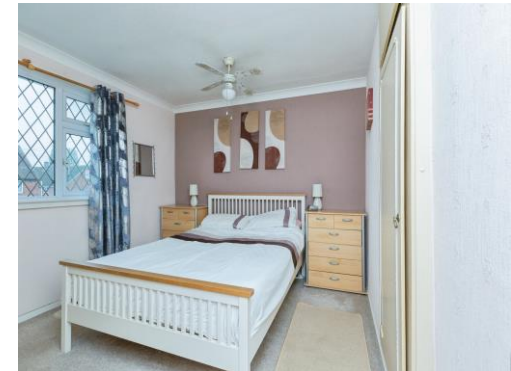
Bathroom

7' 2" x 5' 6" (2.18m x 1.68m)

A well appointed family bathroom comprising a panelled bath with shower over, wash hand basin and low level WC, tiled walls and obscure double glazed window to the rear

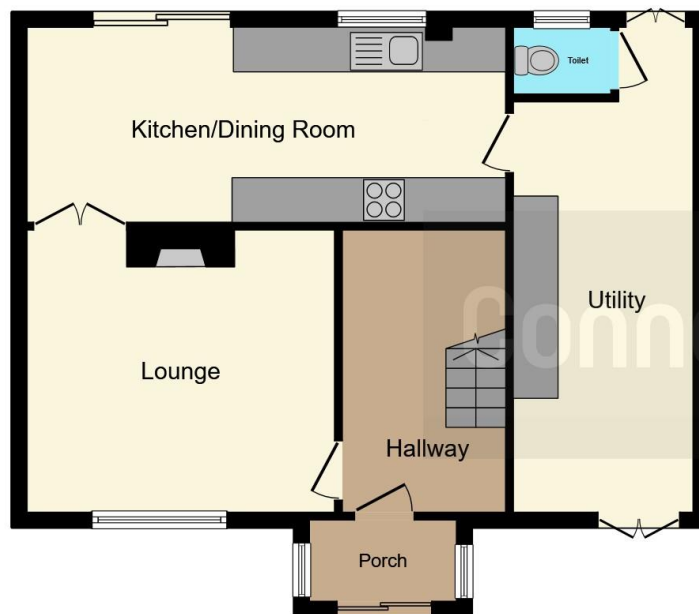
Outside

The property benefits from a neat frontage with a paved pathway leading to the entrance porch. To the rear, there is a private enclosed garden, predominantly laid to lawn. Decked area with pond and wooden fencing providing privacy









Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

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Property Ref: LTR321994 - 0002