



**Laurel Road, Leicester LE2 1BN**

**welcome to**

## **Laurel Road, Leicester**

Charming two-storey home with two reception rooms, kitchen and bathroom on the ground floor and three bedrooms on the first floor. The property benefits from a private rear yard and excellent transport links. Perfect for first time buyers and investors

### **Lounge**

11' 5" x 10' 10" ( 3.48m x 3.30m )

Window to the front and radiator.

### **Dining Room**

11' 8" x 10' 10" ( 3.56m x 3.30m )

Window to the rear and radiator.

### **Kitchen**

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, combi boiler, integrated oven and hob. Window to the side.

### **Bathroom**

Window to the rear, shower cubicle, WC, hand wash basin and radiator.

### **First Floor Landing**

With stairs rising from the ground floor.

### **Bedroom One**

11' 6" x 10' 10" ( 3.51m x 3.30m )

Window to the front and radiator.

### **Bedroom Two**

11' 8" x 8' 3" ( 3.56m x 2.51m )

Window to the rear, storage cupboard and radiator.

### **Bedroom Three**

Window to the rear.

### **Rear Of Property**

The property benefits from a private rear yard, perfect for outdoor enjoyment.





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## Laurel Road, Leicester

- Three Bedrooms
- Mid Terraced
- Modern Kitchen
- Two Receptions
- Rear Yard

Tenure: Freehold EPC Rating: E  
Council Tax Band: A

**£240,000**



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](http://www.focalagent.com)

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Property Ref:  
LHS119502 - 0004

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