



**Grass Acres, Leicester LE3 2UR**

**welcome to**

## **Grass Acres, Leicester**

3 bedroom semi-detached property with double glazing, gas central heating, and a beautifully landscaped rear garden. Additional features include driveway parking for up to 4 cars, a fitted kitchen, and a downstairs W/C. The property also benefits from a single garage leading into a car port.

### **Entrance Porch**

Door to the front

### **Lounge**

17' 6" x 13' 3" ( 5.33m x 4.04m )

Double glazed bay window to the front and radiator.

### **Dining Room**

11' 2" x 9' 2" ( 3.40m x 2.79m )

Double glazed patio door to rear and radiator.

### **Kitchen**

11' 2" x 8' 7" ( 3.40m x 2.62m )

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, radiator, integrated oven and hob. Double glazed window to the rear.

### **Utility / W C**

With WC and hand wash basin

### **First Floor Landing**

With stairs rising from the ground floor.

### **Bedroom One**

13' x 11' 4" ( 3.96m x 3.45m )

Double glazed window to the front and radiator.

### **Bedroom Two**

10' 7" x 10' ( 3.23m x 3.05m )

Double glazed window to the rear and radiator.

### **Bedroom Three**

9' 11" x 7' ( 3.02m x 2.13m )

Double glazed window to the front and radiator.

### **Bathroom**

Double glazed window, bath, WC, hand wash basin and towel rail.

### **Front & Rear Of Property**

To the front of the property is off road parking. To the rear of the property is a garden laid to lawn with a patio area and shed







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## Grass Acres, Leicester

- 3 bedrooms
- Landscaped rear garden
- Fitted kitchen
- Driveway, Single garage - Car port
- Double glazing and gas central heating

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

offers over  
**£310,000**



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:  
LHS119753 - 0004

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