



**Rawlins Drive, Anstey Leicester LE7 7WN**

**welcome to**

**Rawlins Drive, Anstey Leicester**

A well-presented three-bedroom semi-detached home on Rawlins Drive, Anstey. Featuring a lounge, kitchen downstairs toilet, three bedrooms and a bathroom. The property boasts a generous rear garden and a small front garden. The property benefits from allocated parking.





### **Entrance Hall**

Door to the front.

### **Lounge**

14' 8" x 11' 9" ( 4.47m x 3.58m )

Double glazed window to the front.

### **Kitchen**

15' 1" x 13' 9" ( 4.60m x 4.19m )

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrated oven, hob, fridge freezer and dishwasher. Double doors to the rear.

### **W C**

With WC and hand wash basin.

### **First Floor Landing**

With stairs rising from the ground floor.

### **Bedroom One**

15' 2" x 8' 11" ( 4.62m x 2.72m )

Double glazed window to the rear.

### **Bedroom Two**

10' 4" x 8' 5" ( 3.15m x 2.57m )

Double glazed window to the front

### **Bedroom Three**

6' 10" x 6' 6" ( 2.08m x 1.98m )

Double glazed window to the front

### **Bathroom**

Bath with shower over, WC and hand wash basin

### **Parking**

The property benefits from allocated parking

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

The property boasts a generous rear garden which includes both grassy areas and paved sections and a small front garden.



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## **Rawlins Drive, Anstey Leicester**

- Semi Detached
- Three Bedrooms
- Fitted kitchen
- Front & Rear Gardens
- Allocated Parking

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

offers over

**£315,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LHS119408 - 0002

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