









welcome to

Kinsdale Drive, Leicester

Three Bedroom Terraced House, Double Glazing and Gas Central Heating Throughout, Fitted Kitchen, Lovely Conservatory, Off-Road Parking & Close to Local Amenities













Entrance Hall

Door to the front.

Lounge

16' 3" x 13' (4.95m x 3.96m)

Double glazed window to the front and radiator.

Kitchen/Diner

16' 11" x 10' 11" (5.16m x 3.33m)

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, radiator, extractor fan and space for appliances. Double glazed window to the rear.

Conservatory

11' 7" x 7' 2" (3.53m x 2.18m)

With access to the rear garden.

With stairs rising from the ground floor.

Bedroom One

First Floor Landing

13' 7" x 11' 4" (4.14m x 3.45m)

Double glazed window to the rear and radiator.

Bedroom Two

13' 6" x 8' 1" (4.11m x 2.46m)

Double glazed window to the front and radiator.

Bedroom Three

10' 1" x 7' 8" (3.07m x 2.34m)

Double glazed window to the front, fitted wardrobe and radiator

Bathroom

Double glazed window to the rear, shower cubicle, WC, hand wash basin and towel rail.

Front & Rear Of Property





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Kinsdale Drive, Leicester

- **End Terraced**
- Three Bedrooms
- Fitted kitchen
- Conservatory
- Off Road Parking

Tenure: Freehold EPC Rating: E

Council Tax Band: A

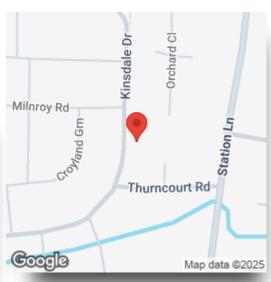
offers over

£300,000









Please note the marker reflects the postcode not the actual property

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Property Ref: LHS120082 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content property and other important matters before exchange of contracts.

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