

# FOR SALE



**Abbey**  
Lettings & Sales



## Broomfield Crescent

Leicester, LE4 0EN

**£360,000**



Discover the epitome of modern living with this pristine 3 bedroom detached house, a harmonious blend of contemporary design and timeless comfort. Situated in a sought-after location of city height, this relatively new residence presents an exceptional opportunity for those seeking a turnkey home with all the benefits of modern construction.

The property comprises of entrance hall, lounge, kitchen/diner and downstairs WC. Then to the first floor there are three bedrooms, one ensuite and a bathroom. The property also offers double glazed windows, gas central heating and a single garage.

Immerse yourself in contemporary elegance with this recently constructed detached property. From its sleek design to the modern amenities, this residence encapsulates the essence of sophisticated and comfortable living. Contact us today to arrange a viewing and experience the allure of this turnkey property.



### Entrance Hall

Composite front door, ceiling light point, radiator, laminate wood flooring, stairs leading to 1st floor and door leading to lounge.

### Lounge 14 x 16 (4.27m x 4.88m)

Ceiling light point, double glazed window, radiator, storage cupboard, laminate wood flooring, virgin media point and door leading to kitchen/diner.

### Kitchen/Diner 16'7 x 12'9 (5.05m x 3.89m)

Ceiling light points, double glazed window, radiator, laminate wood flooring, fully fitted kitchen offering base and wall cupboards, rolled edge worktop with sink and drainer with hot and cold mixer tap, gas hob with extractor fan over, electric oven, door leading to rear lobby and French door leading to rear garden.

### Rear Lobby

Ceiling light point, radiator, laminate wood flooring and doors leading to downstairs WC and rear garden.

### Downstairs WC 6'8 x 4'10 (2.03m x 1.47m)

Ceiling light point, double glazed window, radiator, tiled flooring, plumbing for washing machine, a 2 piece suite comprising of wash hand basin and low level flush toilet.

### Stairs & Landing to 1st Floor

Ceiling light point, loft hatch, carpeted flooring and doors leading to bedroom 1, 2, 3 and bathroom.

### Bedroom 1 15'5 x 9'4 (4.70m x 2.84m)

Ceiling light point, double glazed window, carpeted flooring and door leading ensuite shower room.

### Ensuite Shower Room 7'6 x 4'0 (2.29m x 1.22m)

Ceiling light point, double glazed window, extractor fan, towel radiator, vinyl flooring, a 3 piece shower suite comprising of double shower cubical with thermostatic shower, wash hand basin and low level flush toilet.

### Bedroom 2 11'7 x 10'8 (3.53m x 3.25m)

Ceiling light point, double glazed window, radiator, built in cupboard and carpeted flooring.

### Bedroom 3 10'8 x 8'7 (3.25m x 2.62m)

Ceiling light point, radiator and carpeted flooring.

### Bathroom 6'11 x 6'3 (2.11m x 1.91m)

Ceiling light point, double glazed window, extractor fan, radiator, a 3 piece bathroom suite comprising of bath with thermostatic shower over, wash hand basin, low level flush toilet and vinyl flooring.

### Single Garage 17'0 x 9'1 (5.18m x 2.77m)

Up and over door, ceiling light point, boiler and power points.

### Externally

#### Top the Front of the Property

There is a driveway offering space for two cars which leads to a single garage and path leading to the front door and side entrance.

#### Top the Rear of the Property

There is an enclosed garden offering an outside light, a composite decking area which leads to a lawn.

### Additional Information

Council Tax Band: C

How To Make An Offer - Please email with any offers along with proof of funds and mortgage in principle. Please include a photo ID and a recent utility bill with your current address this will then be submitted to the vendor.

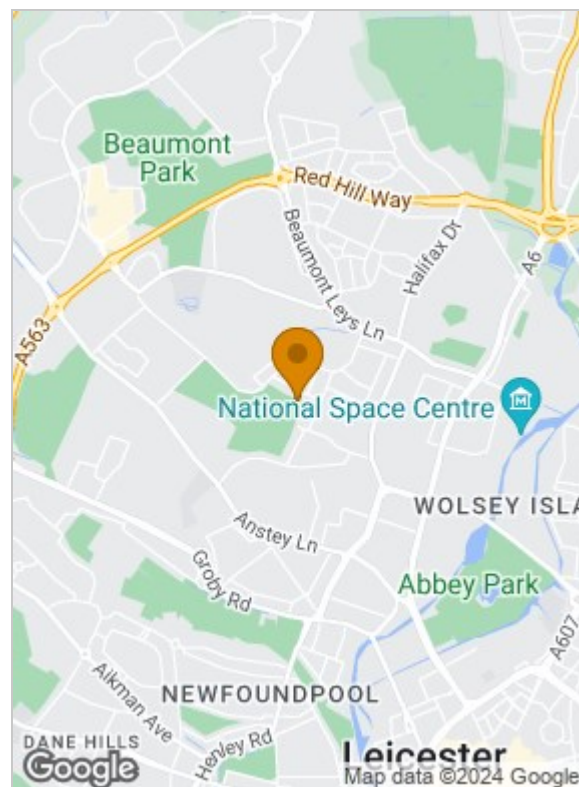
Money Laundering - In line with current money laundering regulations, prospective buyers will be asked to provide us with a photo I.D. (e.g. Passport, driving license, bus pass, etc) and proof of address (e.g. Current utility bill, bank statement, etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees, or third parties should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements, floor plans, and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Abbey Lettings & Sales. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to the exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright in all advertising material used to market this Property.

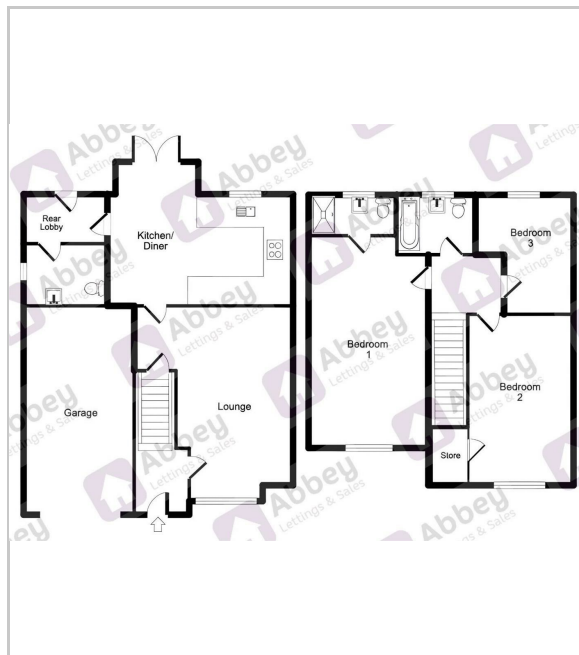
Referrals - Abbey Lettings and Sales provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Broker to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and mortgage adviser and we will receive a referral fee should you use their services. If you require more information regarding our referral programs, please ask at our office.

Free Property Valuations! - If you have a house to sell then we would love to provide you with a free no-obligation valuation.

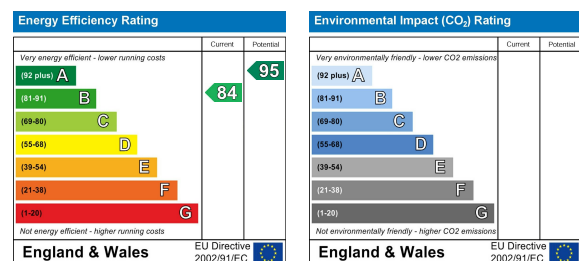
## Area Map



## Floor Plans



## Energy Efficiency Graph



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