

FOR SALE



Abbey
Lettings & Sales



Darenth Drive

Leicester, LE4 0PJ

£260,000



Step into your new abode! Presenting this lovely 3 bedroom semi-detached residence now up for grabs. Tucked away in a sought-after locale, this home presents an exquisite fusion of comfort, convenience, and charm, catering perfectly to families and astute buyers alike.

Comprising an entrance hall, lounge, and kitchen/diner on the ground floor, ascend to the first floor to find three bedrooms and a bathroom. Boasting double glazed windows, gas central heating, and a garage, this property ensures modern comforts seamlessly blend with classic appeal.

This captivating gem beckons you to craft your ideal family sanctuary. Seize the opportunity to make this enchanting dwelling yours. Reach out today to arrange a viewing and unlock the potential that awaits within this charming property.



Entrance Porch

Tiled flooring, built in storage and double glazed front door.

Entrance Hall

Ceiling spot lights, radiator, laminate wood flooring, understairs storage, stairs leading to 1st floor and doors leading to lounge and kitchen/diner and.

Lounge 14'1" x 10'7" (4.301 x 3.236)

Ceiling light point, radiator, double glazed window and laminate wood flooring.

Kitchen/Diner 16'8" x 10'3" (5.105 x 3.142)

Ceiling spot light points, spot light points, double glazed window, a fully fitted kitchen offering base and wall cupboards, sink and drainer with hot and cold mixer tap, gas hob, electric oven, plumbing for washing machine and laminate wood flooring.

Stairs Leading To 1st Floor Landing

Ceiling light points, storage cupboard housing the boiler, carpeted flooring and double glazed window.

Bedroom 1 13'10" x 9'9" (4.239 x 2.996)

Double glazed window, ceiling light point, carpeted flooring and radiator.

Bedroom 2 9'10" x 10'6" (3.006 x 3.204)

Double glazed window, ceiling light point, carpeted flooring and radiator.

Bedroom 3 7'10" x 9'2" (2.403 x 2.817)

Double glazed window, ceiling light point, carpeted flooring, built wardrobes and radiator.

Bathroom 7'9" x 5'11" (2.379 x 1.820)

Ceiling light point, extractor fan, towel radiator, a 3 piece bathroom suite comprising of bath with shower over, wash hand basin and toilet with storage below and tiled flooring.

Externally

Single Garage 17'5" x 8'2" (5.327 x 2.507)

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

To The Front Of The Property

There is a concrete driveway leading to the front door and double gates and grass area

To The Back Of The Property

There is an enclosed garden offering patio and lawn areas and access to garage and side paved driveway leading to the front.

Additional Information

Council Tax Band: B

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.

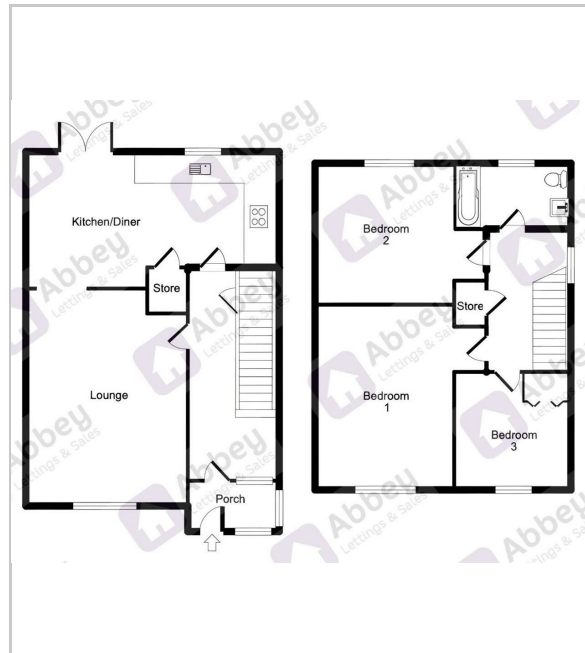
Referrals - Abbey Lettings and Sales provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Broker to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require 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.

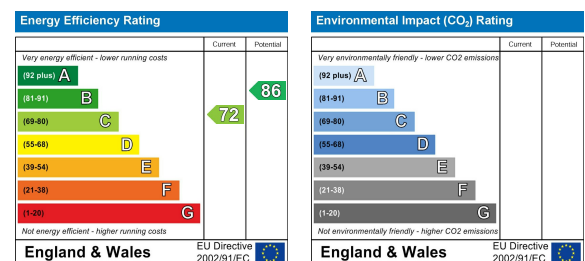
Area Map



Floor Plans



Energy Efficiency Graph



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