

FOR SALE



Abbey
Lettings & Sales



Link Road

Leicester, LE7 7BX

£294,000



A spacious 4 bedroom semi-detached home with ensuite, bathroom, and ample parking. Welcome to this generously sized 4 bedroom semi-detached property, offering luxurious features and ample parking for your convenience. Situated in a desirable location, this home is ideal for families seeking both space and style.

The property comprises of lounge/diner, kitchen and to the 1st floor, there are 4 bedrooms, a ensuite and a 3 piece bathroom suite. The property also offers gas central heating, full double glazing and a driveway for multiple cars

This amazing property is the perfect blend of comfort and functionality. Don't miss out on the opportunity to make this wonderful residence your own. Contact us today to arrange a viewing and explore the endless possibilities it has to offer.



Lounge/Diner 23'8" x 16'10" (7.239 x 5.140)

UPVC front door, ceiling spot light points, 2 double glazed windows, radiator, tiled flooring, bt & virgin media points, understairs storage cupboard, stairs leading to 1st floor and door leading to kitchen.

Kitchen 22'7" x 6'11" (6.903 x 2.128)

Ceiling spot light points, 2 double glazed windows, fully fitted kitchen offering base and wall cupboards, rolled edge worktop with sink and drainer with hot and cold mixer tap, integrated electric oven, gas hob and extractor fan over, tiled flooring, plumbing for dishwasher and washing machine and a UPVC door leading to rear garden.

Stairs & 1st Floor Landing

Ceiling light point, loft hatch, laminate wood flooring and doors leading to bedroom 1, 2, 3, 4 and bathroom.

Bedroom 1 12'8" x 9'11" (3.877 x 3.045)

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

Bedroom 2 10'7" x 10'6" (3.233 x 3.221)

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

Bedroom 3 15'11" x 7'3" (4.856 x 2.224)

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

Ensuite Bathroom 7'4" x 6'11" (2.257 x 2.122)

Ceiling light point, double glazed window, towel radiator, tiled flooring, a 3 piece bathroom suite comprising of bath with shower attachment over, wash hand basin with storage below and a low level flush toilet.

Bedroom 4 8'3" x 6'6" (2.518 x 2.005)

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

Bathroom 7'1" x 5'10" (2.176 x 1.784)

Ceiling spot light point, double glazed window, towel radiator, tiled flooring, a 3 piece bathroom suite comprising of bath with shower attachment over, wash hand basin with storage below and a low level flush toilet.

Externally

To The Front Of The Property

There is a tarmac driveway for multiple vehicles which leads to the front door.

To The Rear of The Property

There is an enclosed garden offering a large patio area which has a covering over, lawn area and 2 storage outbuildings.

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.

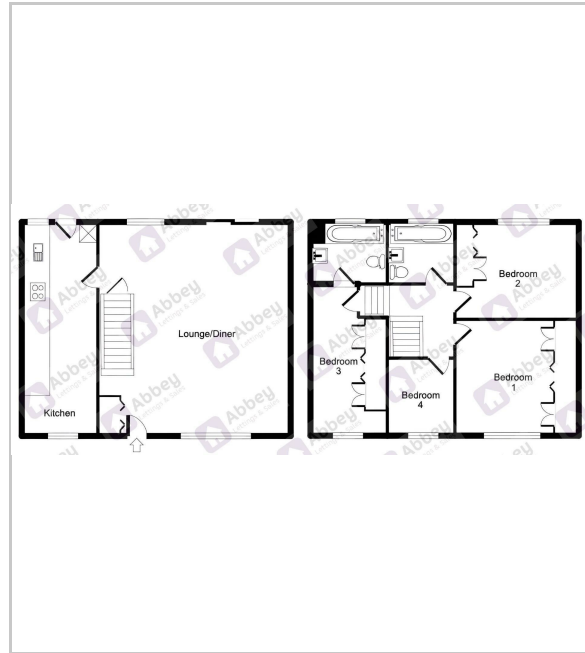
Referrals - Abbey Lettings and Sales provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Broker to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require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

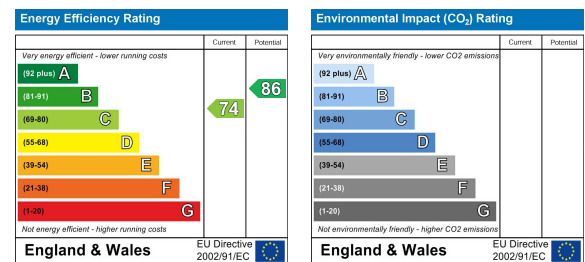
Area Map



Floor Plans



Energy Efficiency Graph



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