

FOR SALE



Abbey
Lettings & Sales



Brading Road

Leicester, LE3 9BG

Offers in excess of £300,000



Nestled in a sought-after locale, this large 3 bedroom semi-detached residence is a celebration of contemporary living and timeless charm. With a newly revamped kitchen, an integral garage, and a spacious lounge/diner, this home offers a perfect blend of style, functionality, and convenience for any home buyer.

The property comprises of entrance porch, entrance hall, lounge/diner, kitchen, WC and integral garage. To the first floor there are three bedrooms and a shower room.

This home is not just a property; it's an invitation to a lifestyle where modern comforts meet classic charm. Ideal for families, professionals, or anyone seeking a home that effortlessly combines style and practicality. Seize the opportunity to make this beautifully residence your own. Reach out now to schedule a viewing and embark on the next chapter of your life in a residence that seamlessly harmonizes elegance with practicality.



Entrance Porch

Ceiling light point, two windows, wooden front door and laminate flooring.

Entrance Hall

Two ceiling light points, radiator, understairs storage, laminate wood flooring, BT point, Virgin point and doors leading to lounge, WC and kitchen.

Lounge/Diner 27'0" x 11'4" (8.241 x 3.472)

Two ceiling light points, two wall light points, double glazed bay window, gas fire with surroundings, Virgin point, TV cable, two radiators and double glazed patio doors leading to rear garden.

Kitchen 17'9" x 12'6" (5.431 x 3.820)

Ceiling spot light points, radiator, tiled flooring, plumbing for washing machine, fully fitted kitchen offering base and wall cupboards, underfloor heating, integrated dishwasher, rolled edge worktop with sink and drainer with hot and cold mixer tap, gas hob with extractor fan over, oven, grill oven, two double glazed windows, uPVC door leading to rear garden and door leading to integral garage.

Integral Garage 12'7" x 9'6" (3.846 x 2.912)

Wooden liberty garage doors, ceiling light point, concrete flooring and powerpoints around the edge.

WC 4'11" x 2'8" (1.514 x 0.819)

Wall light point, vinyl flooring, two piece suite, comprising of pedestal wash hand basin and low level flush toilet.

Stairs leading to 1st Floor Landing

Ceiling light point, carpeted flooring, double glazed window and loft hatch.

Bedroom 1 14'5" x 9'10" (4.418 x 3.010)

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

Bedroom 2 12'0" x 10'3" (3.681 x 3.138)

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

Bedroom 3 9'2" x 7'9" (2.809 x 2.383)

Two ceiling light points, radiator, carpeted flooring and double glazed window.

Shower Room 8'1" x 7'9" (2.478 x 2.383)

Spot ceiling light points, towel radiator, double glazed window, tiled flooring, extractor fan, built in storage cupboard, a 3 piece bathroom suite comprising of a walk in thermostatic mixer shower, sink with built in storage and a low level flush toilet.

Externally

To The Front Of The Property

There is a fenced garden offering mature shrubbery, concrete driveway which leads to the front door and integral garage and vintage front light post.

To The Back Of The Property

There is an enclosed West facing large garden which offers patio entertaining area and lawn area.

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.

Please be aware that if you make an offer and you do require a mortgage your details will be shared with our mortgage advisors Venture Mortgages & Protection as they provide us with a pre-qualifying service to verify your offer for 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.

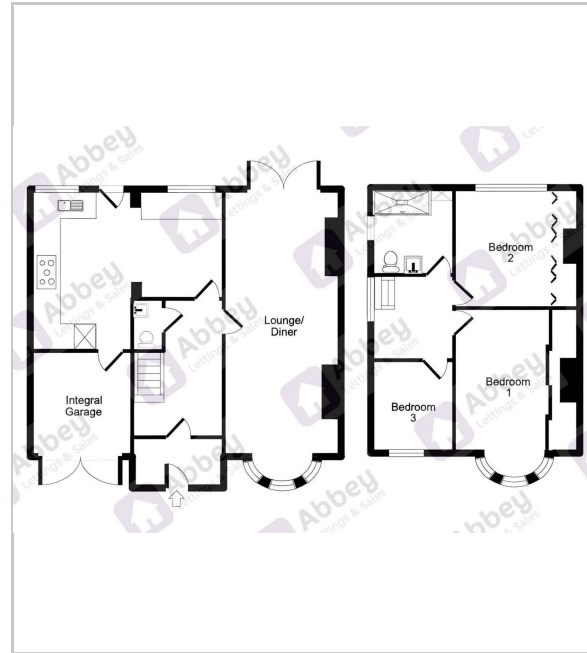
Referrals - Abbey Lettings and Sales provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Broker to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require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

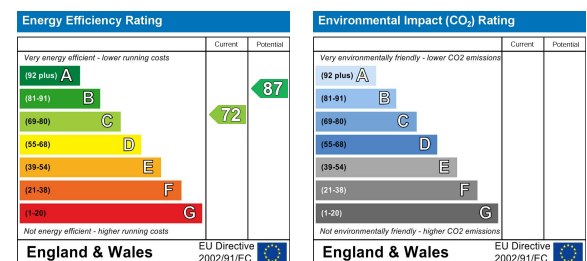
Area Map



Floor Plans



Energy Efficiency Graph



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