

# FOR SALE



**Abbey**  
Lettings & Sales



## Jean Drive

Leicester, LE4 0GE

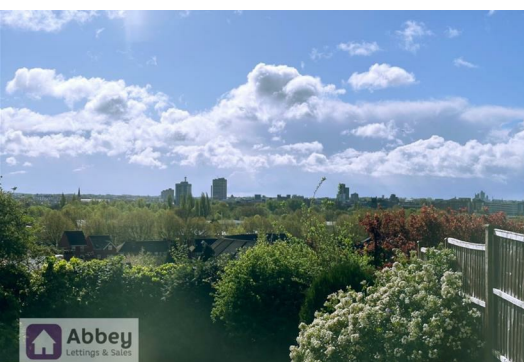
**£275,000**



Welcome to this unique opportunity! Nestled in a picturesque setting, this charming 3 bedroom semi-detached property offers breathtaking views that promise to inspire and captivate. While it boasts a prime location and enchanting vistas, it also presents an exciting prospect for modernisation, allowing you to craft your dream home in an idyllic setting.

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

Don't let this opportunity slip away – seize the chance to make this property your own and embark on a journey of transformation. Contact us today to arrange a viewing and discover the endless possibilities that await in this stunning semi-detached home.





### Entrance Hall

UPVC front door, ceiling light point, double glazed window, radiator, large storage cupboard with double glazed window, understairs storage cupboard, carpeted flooring, BT point, stairs leading to 1st floor and doors leading to lounge/diner and kitchen.

### Lounge/Diner 26'3" x 11'3" (8.008 x 3.440)

Two ceiling light points, double glazed bay window, 2 wall light points, 4 radiators, gas fire with surround, Sky & BT points, carpeted flooring and double glazed patio door leading to rear garden.

### Kitchen 12'9" x 9'10" (3.894 x 3.000)

Kitchen offering base and wall cupboards, worktop with sink and drainer with hot and cold taps, gas cooker, plumbing for washing machine, a storage pantry with double glazed window, radiator, vinyl flooring, UPVC door leading to carport and double glazed window overlooking rear garden and offers fantastic views of the City Centre.

### Stairs & 1st Floor landing

Ceiling light point, double glazed window, storage unit, carpeted flooring and doors leading to bedroom 1, 2, 3, shower room and WC.

### Bedroom 1 12'10" x 11'2" (3.936 x 3.420)

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

### Bedroom 2 12'7" x 10'11" (3.855 x 3.341)

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

### Bedroom 3 8'7" x 7'1" (2.633 x 2.160)

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

### Shower Room 7'5" x 6'2" (2.279 x 1.898)

Ceiling light point, double glazed window, towel radiator, carpeted flooring, a 2 piece shower suite comprising of a walkin shower cubical with a thermostatic shower, wash hand basin with unit below and airing cupboard with a BAXI Platinum combi boiler.

### Separate WC 5'3" x 2'4" (1.602 x 0.725)

Ceiling light point, double glazed window, carpeted flooring and a low level flush toilet.

### Externally

#### To The Front of The Property

There is a walled garden offering double gates leading to driveway and carport, path leading to front door and lawn area with mature flower borders.

#### Carport & Garage To Side of Property

Offering electric roller door, 2 ceiling light points, cold water tap, access into single garage and UPVC door leading to rear garden.

#### To The Rear of The Property

There is an enclosed garden offering a paved patio area with fantastic views over the City Centre and lawn area.

#### 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.

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.

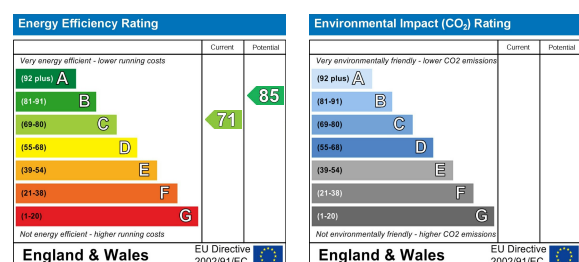
## Area Map



## Floor Plans



## Energy Efficiency Graph



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