

# FOR SALE



**Abbey**  
Lettings & Sales



## Mendip Avenue

Leicester, LE4 0GG

**£280,000**



Welcome to this semi-detached house located on a tranquil street in Leicester. This delightful property offers an inviting and comfortable living space perfect for families or anyone looking to settle in a friendly neighbourhood. With a cozy lounge area which features a large window allowing plenty of natural light to flood the room and spacious dining room. The property also boasts three well-sized bedrooms, each offering a peaceful retreat. The rooms are bright and airy, providing a perfect setting for rest and relaxation.

The property comprises of entrance hall, lounge, dining area and kitchen. To the first floor there are three bedrooms, separate WC and shower room. The property also offers gas central heating, full double glazing and a gated driveway.

Don't miss out on the opportunity to make this charming property your new home. Contact us today to arrange a viewing and experience all that this delightful house has to offer.





### Entrance Hall

UPVC front door with double glazed window, ceiling light point, radiator, storage cupboard and carpeted flooring.

### Lounge 10'10" x 14'11" (3.319 x 4.572)

Ceiling light point, double glazed bay window, radiator, gas fire, TV point and carpet flooring.

### Dining Room 10'5" x 12'9" (3.200 x 3.900)

Ceiling light point, double glazed window, radiator, electric fire, storage cupboard and carpeted flooring.

### Kitchen 9'1" x 7'1" (2.779 x 2.174)

Ceiling spot light points, a fully fitted kitchen offering base and wall cupboards, worktop, sink with hot and cold mixer tap, gas outlet for cooker, plumbing for washing machine, tiled flooring, radiator, double glazed window and UPVC door leading to the rear garden.

### Stairs & Landing to 1st Floor

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

### Bedroom 1 13'3" x 8'9" (4.048 x 2.676)

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

### Bedroom 2 12'9" x 8'10" (3.894 x 2.717)

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

### Bedroom 3 8'7" x 6'11" (2.622 x 2.131)

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

### Shower Room 6'3" x 6'9" (1.910 x 2.063)

Ceiling light point, 2 piece suite comprising of walk in shower, pedestal wash hand basin, towel radiator, vinyl flooring, double glazed window and storage cupboard housing the boiler.

### Separate WC 2'5" x 4'10" (0.744 x 1.491)

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

### Externally

#### To The Front Of The Property

There is a paved driveway leading to the front door, with double gates and stoned area

#### To The Back Of The Property

There is an enclosed garden offering patio and lawn areas and wooden shed.

### Garage 26'11" x 7'5" (8.213 x 2.280)

Garage door, two ceiling light points, window and electric points.

### Additional Information

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.

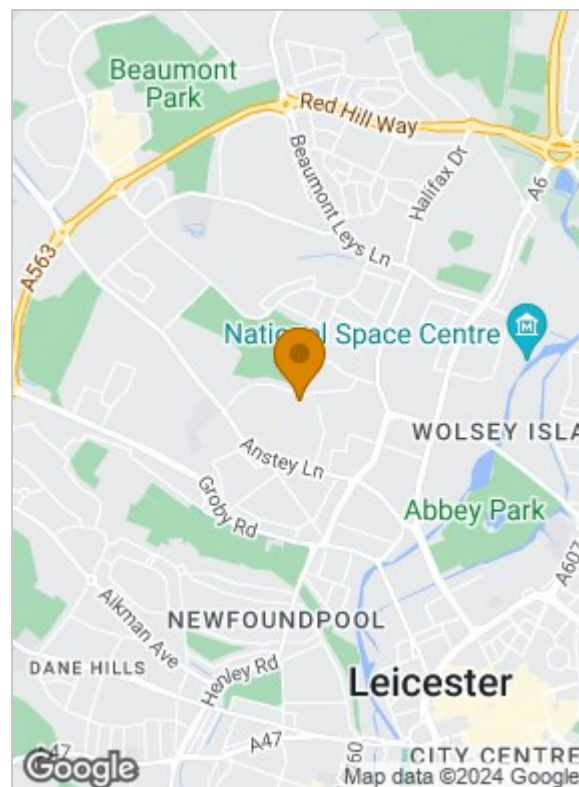
Money Laundering - In line with current money laundering regulations, prospective buyers will be asked to provide us with a photo I.D. (e.g. Passport, driving license, bus pass, etc) and proof of address (e.g. Current utility bill, bank statement, etc). We ask for your cooperation in this matter as this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

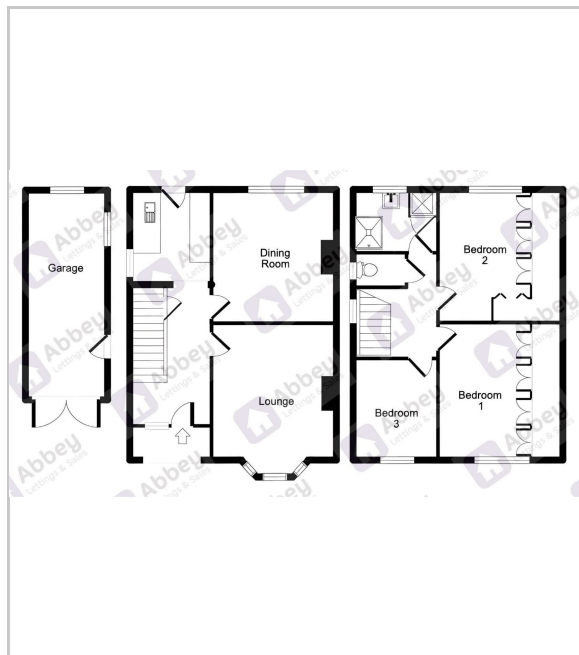
Referrals - Abbey Lettings and Sales provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Broker to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require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

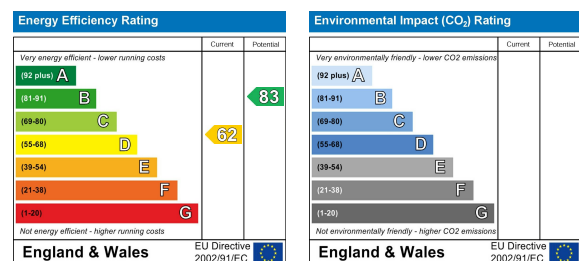
## Area Map



## Floor Plans



## Energy Efficiency Graph



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