

# FOR SALE



**Abbey**  
Lettings & Sales



## Broomfield Crescent

Leicester, LE4 0EN

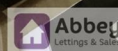
**£245,000**



A modern masterpiece, that is just two years young!! This 2 bedroom semi-detached home combines style, comfort, and the allure of contemporary living. This property, constructed just two years ago, it reflects the best in design and functionality, offering an ideal canvas for your next chapter.

The property comprises of entrance hall, lounge, kitchen and WC. Then to the first floor there are two double bedrooms and a bathroom. The property also offers double glazed windows, gas central heating and a rear garden.

This modern 2 bedroom semi-detached home, constructed just two years ago, embodies contemporary living at its finest. It offers a unique opportunity to secure a stylish, nearly-new property that effortlessly combines modernity, comfort, and a fresh canvas for you to create your own story. Don't miss the chance to make this outstanding residence your next home.



### Entrance Hall

Two ceiling light points, radiator, storage cupboard and vinyl flooring.

### Kitchen 10'9" x 6'10" (3.295 x 2.086)

Ceiling light point, double glazed window and a fitted kitchen comprising base and wall cupboards, worktop, sink and drainer, hot and cold mixer tap over, integrated fridge/freezer, dishwasher, washing machine, gas hob, electric oven and extractor fan and vinyl flooring

### Lounge 13'7" x 12'9" (4.151 x 3.893)

Two ceiling lights points, two radiators, Virgin/TV media points, vinyl flooring and double glazed French doors.

### WC 3'3" x 5'11" (1.014 x 1.826)

Ceiling light point, extractor fan, radiator, two piece suit comprising of wash hand basin, low level flush toilet and vinyl flooring.

### Stairs & Landing Area to 1st Floor

Ceiling light point, carpeted flooring and doors leading to bedroom 1, 2, and family bathroom.

### Bedroom 1 11'6" x 13'7" (3.520 x 4.152)

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

### Bedroom 2 13'7" x 9'8" (4.144 x 2.951)

Ceiling light point, loft hatch, double glazed window, radiator, wardrobe and vinyl flooring.

### Bathroom 6'11" x 6'1" (2.110 x 1.877)

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

### Externally

#### To The Front Of The Property

There is a driveway offering space for two cars and block paving leading to the front door and side entrance.

#### To The Back Of The Property

There is an enclosed garden offering a slabbed patio area, a flower bed area and a wooden shed.

### 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.

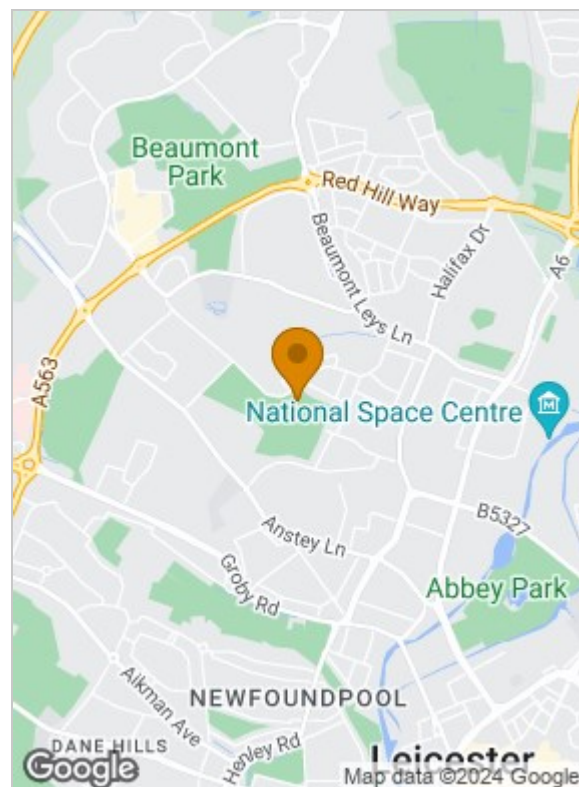
Money Laundering - In line with current money laundering regulations, prospective buyers will be asked to provide us with a photo I.D. (e.g. Passport, driving license, bus pass, etc) and proof of address (e.g. Current utility bill, bank statement, etc). We ask for your cooperation in this matter as this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

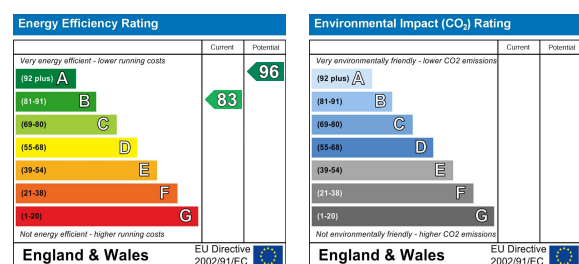
## Area Map



## Floor Plans



## Energy Efficiency Graph



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