

FOR SALE



Abbey
Lettings & Sales



Ledbury Green

Leicester, LE4 2LX

£245,000

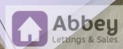


Welcome to this charming 3-bedroom family home, this delightful property boasts a newly refurbished interior, perfect for those seeking a modern and stylish living space.

Situated close to the local industrial estate, this house offers convenience for those working in the area. Additionally, its proximity to local schools makes it an ideal choice for families with children, as the school run will be a breeze.

One of the highlights of this property is the brand new kitchen, providing a fresh and inviting space to prepare delicious meals and entertain guests. The bathroom ensures practicality for everyday living, while the lounge offers a cosy spot to relax and unwind after a long day.

Don't miss the opportunity to make this house your home. With its prime location, modern amenities, and family-friendly layout, this property is sure to tick all the boxes for those looking for a comfortable and convenient place to live in Leicester.



Entrance Hall

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

Lounge 14'1" x 11'5" (4.313 x 3.501)

Ceiling light point, bow double glazed window, radiator, BT points, carpeted flooring and archway leading to kitchen dining area.

Kitchen/Diner 18'3" x 11'5" (5.588 x 3.480)

Ceiling light point and spots lights, double glazed window, radiator, a 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 with extractor fan over, and plumbing for washing machine, vinyl flooring and French doors leading to rear garden.

Stairs Leading to 1st Floor Landing

Ceiling light point, loft hatch, carpeted flooring and doors leading to bedroom 1, 2, 3 & bathroom.

Bedroom 1 16'0" x 11'8" (4.882 x 3.572)

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

Bedroom 2 12'0" x 10'0" (3.668 x 3.060)

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

Bedroom 3 8'8" x 8'6" (2.664 x 2.615)

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

Family Bathroom 7'6" x 6'1" (2.311 x 1.876)

Ceiling spot light points, double glazed window, extractor fan, towel radiator, vinyl flooring, a 3 piece bathroom suite comprising of a bath with thermostatic shower over, wash hand basin and a low-level flush toilet.

Externally

To The Front of The Property

There is a driveway for upto 2 vehicles.

To The Rear of The Property

There is an enclosed rear garden offering patio, lawn areas and two storage sheds.

Additional Information

Council Tax Band: A

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.

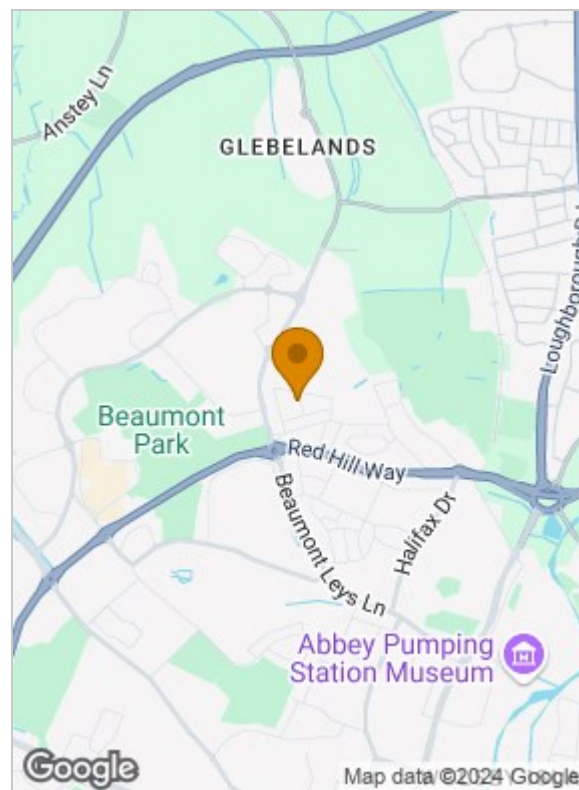
Money Laundering - In line with current money laundering regulations, prospective buyers will be asked to provide us with a photo I.D. (e.g. Passport, driving license, bus pass, etc) and proof of address (e.g. Current utility bill, bank statement, etc). We ask for your cooperation in this matter as this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

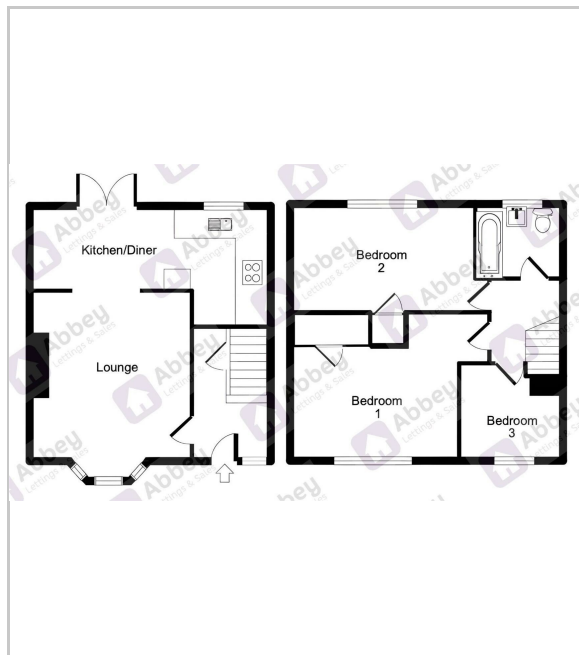
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Free Property Valuations! - If you have a house to sell then we would love to provide you with a free no-obligation valuation.

Area Map



Floor Plans



Energy Efficiency Graph

