

FOR SALE



Abbey
Lettings & Sales



Dunton Street

Leicester, LE3 5EL

£200,000



Welcome to Dunton Street, Leicester - a charming location that could be the perfect setting for your new home! This beautifully refurbished 3-bedroom terraced house boasts 2 reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones.

With 3 bedrooms, there's plenty of room for the whole family to unwind and make this house their own. The beautiful bathroom adds a touch of luxury to your daily routine, providing a serene space to rejuvenate after a long day.

Conveniently situated within walking distance to the city centre, you'll have easy access to all the amenities, shops, and entertainment options that Leicester has to offer. Additionally, being within walking distance to both primary and secondary schools, this property is ideal for families with children.

Don't miss out on this fantastic opportunity to own a lovely home in a prime location. Book a viewing today and envision the endless possibilities that this property holds for you and your family.



Reception Room One 14'9" x 11'1" (4.505 x 3.396)

Composite front door, ceiling light point, double glazed window, radiator, storage cupboards, virgin point and vinyl flooring.

Reception Room Two 12'0" x 11'1" (3.683 x 3.388)

Ceiling light point, double glazed window, radiator, vinyl flooring, archway leading to kitchen, door leading to stairs and 1st floor landing.

Kitchen 13'5" x 6'6" (4.095 x 1.986)

Ceiling light points, double glazed window, a fully fitted kitchen offering base and wall cupboards, worktop with sink and mixer tap, tiled flooring, electric cooker and door leading to reception room 3.

Ground Floor Bedroom 3 13'2" x 5'9" (4.020 x 1.753)

Ceiling light point, double glazed window, radiator, tiled and carpeted flooring with UPVC door leading to rear garden.

Stairs & Landing to 1st Floor

Ceiling spot light points, loft hatch leading to part boarded loft with ceiling light point, plank wooden flooring, doors leading to bedrooms 1, 2 and bathroom.

Bedroom 1 12'7" x 11'10" (3.853 x 3.613)

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

Bedroom 2 12'4" x 9'9" (3.781 x 2.974)

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

Bathroom 9'3" x 5'10" (2.837 x 1.803)

Ceiling spot light points, radiator, double glazed window, vinyl flooring, extractor fan, a 3 piece bathroom suite comprising of a freestanding rolltop bath with thermostatic shower over, sink and a low level flush toilet.

Externally

To The Back of The Property

There is an enclosed yard with storage area and gate leading to the front of the property.

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.

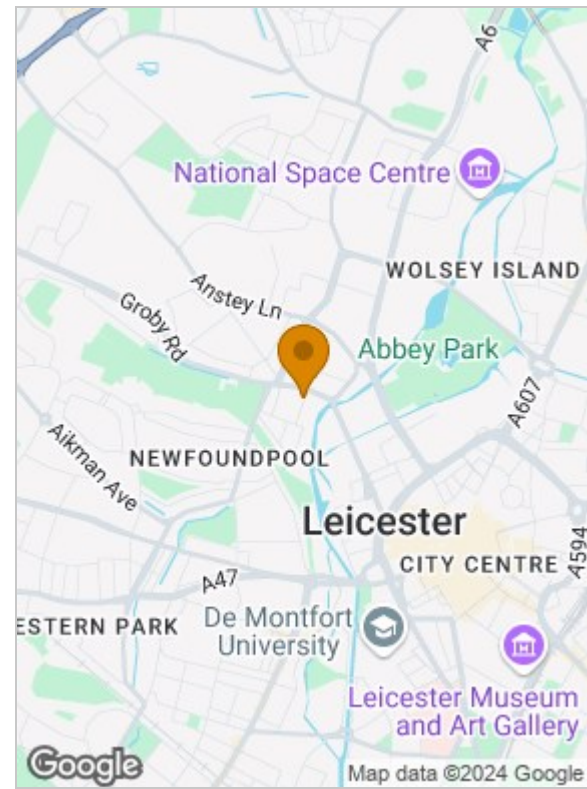
Money Laundering - In line with current money laundering regulations, prospective buyers will be asked to provide us with a photo I.D. (e.g. Passport, driving license, bus pass, etc) and proof of address (e.g. Current utility bill, bank statement, etc). We ask for your cooperation in this matter as this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

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.

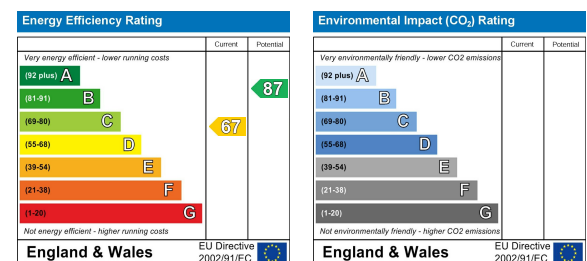
Area Map



Floor Plans



Energy Efficiency Graph



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