

FOR SALE



Abbey
Lettings & Sales



Abbott Drive

Leicester, LE9 4AB

£1,350



Welcome to Abbott Drive, Stoney Stanton, Leicester - a charming location for this delightful 3-bedroom detached house with a single garage. This property offers the perfect blend of comfort and style, ideal for those seeking a peaceful retreat in the heart of Leicester.

Upon entering, you are greeted by a spacious living area, perfect for relaxing with family or entertaining guests. Upstairs, you will find three cosy bedrooms, each offering a tranquil space to unwind after a long day. The single garage is a convenient addition, providing secure parking for your vehicle or extra storage space for belongings.

Located in Stoney Stanton, this property offers easy access to local amenities, schools, and parks, making it an ideal choice for families or those looking to settle down in a friendly community. Don't miss the opportunity to make this charming house your new home. Contact us today to arrange a viewing and experience the beauty and comfort that Abbott Drive has to offer.



Entrance Hall

Composite front door, ceiling light point, radiator, double glazed window, carpeted flooring and BT point.

Lounge/Diner 23'3" x 9'2" (7.094 x 2.802)

Two ceiling light points, double glazed window, radiator, TV point, carpeted flooring and UPVC French doors leading to rear garden.

Breakfast Kitchen 16'5" x 9'8" (5.023 x 2.970)

Ceiling spot light points, double glazed window, UPVC door leading to side driveway, fully fitted kitchen offering base and wall cupboards, rolled edge worktop with sink and drainer with hot and cold mixer tap, integrated 4 ring gas hob, oven and extractor fan, plumbing for washing machine and tiled flooring.

Downstairs WC 6'7" x 2'11" (2.018 x 0.891)

Ceiling light point, a 2 piece suite comprising of pedestal wash hand basin, low level flush toilet, radiator, and vinyl flooring.

Stairs & Landing to 1st Floor

Ceiling light point, radiator and carpeted flooring.

Bedroom 1 11'0" x 9'4" (3.353 x 2.868)

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

Ensuite Shower Room 10'0" x 5'8" (3.050 x 1.734)

Ceiling lights point, 3 piece bathroom suite comprising of shower cubical, pedestal wash hand basin, low level flush toilet, radiator, extractor fan, towel radiator, double glazed window and tiled flooring.

Bedroom 2 9'4" x 7'3" (2.869 x 2.235)

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

Bedroom 3 9'10" x 7'4" (3.000 x 2.246)

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

Bathroom 9'2" x 6'3" (2.795 x 1.924)

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

Externally

Single Garage 19'3" x 9'10" (5.888 x 3.010)

Concrete flooring and Up and over door.

To The Front Of The Property

There is a path to the front door with mature shrubbery and a concrete driveway which leads to the side door and garage.

To The Back Of The Property

There is an enclosed garden which offers patio entertaining area and lawn area.

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.

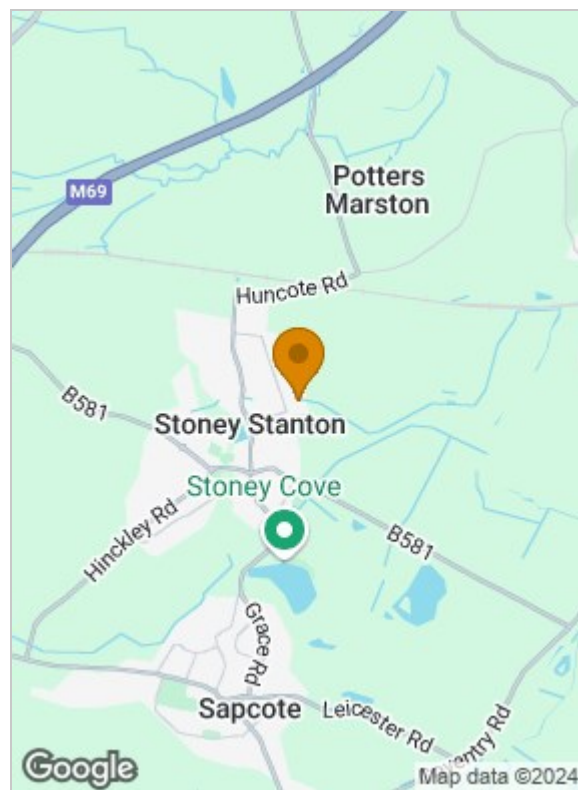
Money Laundering - In line with current money laundering regulations, prospective buyers will be asked to provide us with a photo I.D. (e.g. Passport, driving license, bus pass, etc) and proof of address (e.g. Current utility bill, bank statement, etc). We ask for your cooperation in this matter as this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

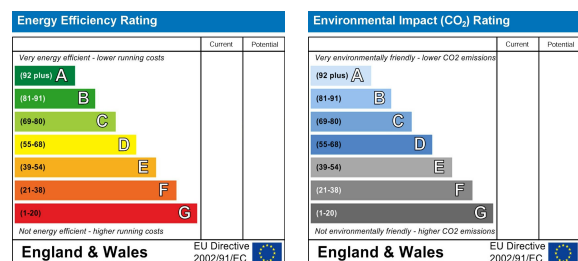
Area Map



Floor Plans



Energy Efficiency Graph



101 Buckminster Road, Leicester, Leicestershire, LE3 9AT
Tel: 01162963300 Email: enq@abbeyls.com https://www.abbeyls.com