

FOR SALE



Abbey
Lettings & Sales



Dunton Street

Leicester, LE3 5EL

£225,000



Welcome to Dunton Street, Leicester - a charming location for this delightful 3-bedroom semi-detached house. As you step inside, you are greeted by a cosy reception room, perfect for relaxing with family and friends. The property boasts three well-appointed bedrooms, offering ample space for a growing family or those in need of a home office.

One of the standout features of this property is the presence of solar panels not only helps reduce your carbon footprint but also saves you money on energy bills.

Outside, the gated driveway ensures both security and convenience, while the proximity to the city centre means you can enjoy all the amenities and entertainment options Leicester has to offer within walking distance. Families will appreciate the convenience of having schools nearby, making the morning school run a breeze.

Don't miss out on the opportunity to make this house your home - book a viewing today and experience the comfort and convenience that Dunton Street has to offer.



Entrance Hall

UPVC front door, ceiling light point, radiator, understairs storage, tiled flooring, stairs leading to 1st floor and door to lounge.

Lounge 15'10" x 12'10" (4.848 x 3.931)

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

Kitchen/Diner 18'1" x 8'8" (5.526 x 2.646)

Two ceiling light points, double glazed window, radiator, plumbing for washing machine, gas cooker point, kitchen offers base and wall cupboards, worktop with sink and drainer, tiled flooring, door leading to downstairs wc and double glazed French doors leading to rear garden.

Downstairs WC 6'1" x 2'8" (1.856 x 0.827)

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

Stairs & Landing Area to 1st Floor

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

Bedroom 1 11'9" x 10'5" (3.589 x 3.189)

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

Bedroom 2 12'11" x 8'9" (3.940 x 2.686)

Ceiling light point, double glazed window, radiator, storage cupboard housing an Ideal combi boiler, virgin point and carpeted flooring.

Bedroom 3 9'6" x 7'1" (2.910 x 2.181)

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

Bathroom 9'5" x 6'1" (2.874 x 1.869)

Ceiling light point, radiator, double glazed window, carpeted flooring, a 4 piece bathroom suite comprising of a bath, shower cubical with electric shower, sink and a low level flush toilet.

Externally

To The Front of The Property

There are freehold solar panels on the roof, a walled/gated paved area leading to front door and driveway.

To The Back of The Property

There is freehold solar panels on the roof, enclosed garden offering patio area leading a stoned area and mature shrubbery.

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.

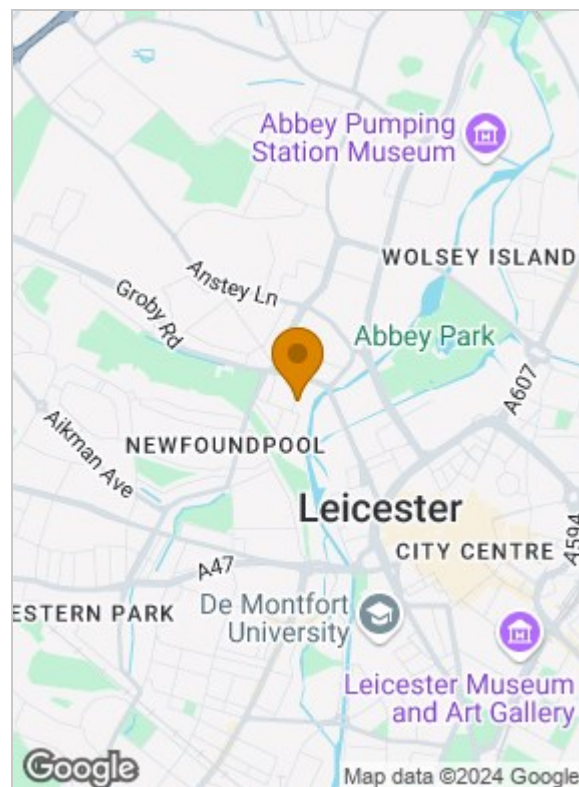
Money Laundering - In line with current money laundering regulations, prospective buyers will be asked to provide us with a photo I.D. (e.g. Passport, driving license, bus pass, etc) and proof of address (e.g. Current utility bill, bank statement, etc). We ask for your cooperation in this matter as this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

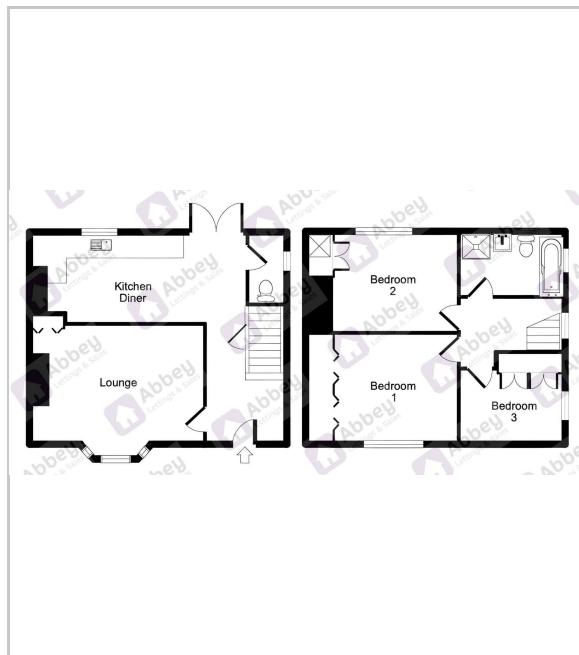
Referrals - Abbey Lettings and Sales provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Broker to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require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

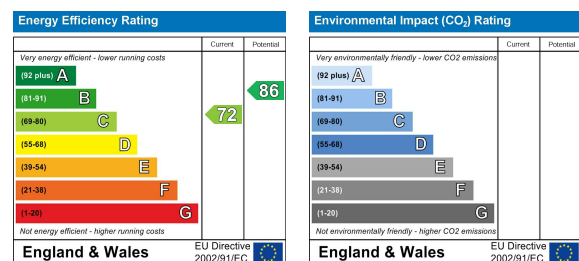
Area Map



Floor Plans



Energy Efficiency Graph



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