

# FOR SALE



**Abbey**  
Lettings & Sales



## Lancing Avenue

Leicester, LE3 6HF

**£250,000**



Welcome to this charming semi-detached house on Lancing Avenue in Leicester! This property boasts three cosy bedrooms, perfect for a growing family or those in need of a home office. The spacious lounge/diner provides a lovely area for entertaining guests or relaxing with your loved ones.

Situated in a peaceful cul-de-sac neighbourhood, this house offers a large rear garden, ideal for enjoying outdoor activities or simply basking in the sun on a lazy afternoon. With a driveway for your vehicle, you'll never have to worry about finding a spot after a long day.

Although this property requires refurbishment, it presents a fantastic opportunity for you to unleash your creativity and design your dream home. The absence of a chain means a smoother and quicker process for you to make this house your own.

Don't miss out on the chance to transform this house into a warm and welcoming haven. Contact us today to arrange a viewing and envision the endless possibilities that this property holds for you!





### Entrance Hall

Timber framed door, wall light point, radiator, understairs storage, carpeted flooring, stairs leading to 1st floor, doors leading to lounge/diner and kitchen

### Lounge/Diner 26'1" x 10'6" (7.971 x 3.206)

Two ceiling light points, double glazed bay window, 2 radiators, gas fire with surround, tv point, carpeted flooring, door leading to kitchen and double glazed French doors leading to rear garden.

### Kitchen 11'2" x 8'6" (3.418 x 2.606)

Ceiling light point, double glazed window, radiator, kitchen base cupboards, sink and drainer, pantry cupboard, vinyl flooring, gas cooker point, plumbing for washing machine and timber framed door leading to garage.

### 1st Floor Landing

wall light point, loft access point with loft ladder, double glazed window, carpeted flooring and doors leading to bedroom 1, 2, 3 and bathroom.

### Bedroom 1 15'9" x 9'7" (4.820 x 2.942)

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

### Bedroom 2 9'11" x 9'4" (3.039 x 2.851)

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

### Bedroom 3 7'5" x 6'9" (2.278 x 2.072)

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

### Bathroom 8'0" x 6'4" (2.462 x 1.947)

Ceiling light point, double glazed window, radiator, airing cupboard housing a Worcester combi boiler, vinyl flooring, a 3 piece bathroom suite comprising of a bath with electric shower over, wash hand basin and a low-level flush toilet.

### Single Garage 24'9" x 7'9" (7.547 x 2.380)

Up & Over door, 2 ceiling light point, 2 single glazed windows and door leading to rear garden.

### Externally

#### To The Front of The Property

There is a mature garden with driveway leading to garage, front door and side gate.

#### To The Rear of The Property

There is an enclosed garden offering patio area leading to a lawn which has mature borders.

### Additional Information

Council Tax Band: B

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.

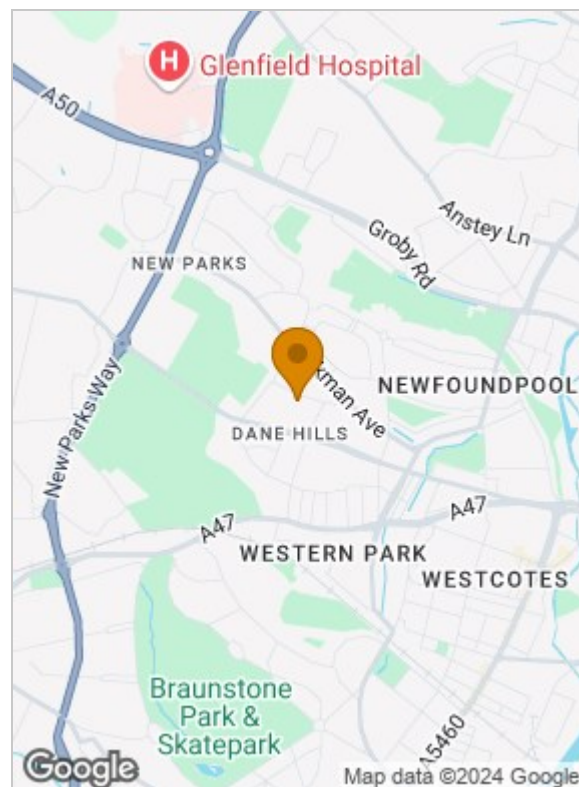
Money Laundering - In line with current money laundering regulations, prospective buyers will be asked to provide us with a photo I.D. (e.g. Passport, driving license, bus pass, etc) and proof of address (e.g. Current utility bill, bank statement, etc). We ask for your cooperation in this matter as this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

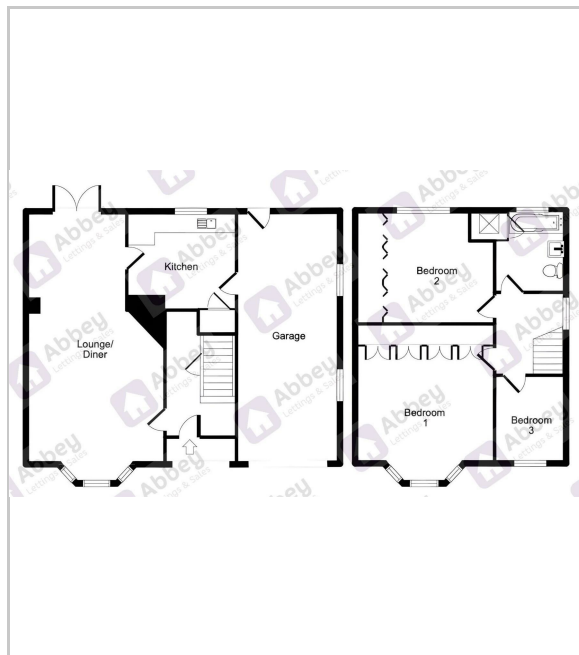
Referrals - Abbey Lettings and Sales provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Broker to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require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

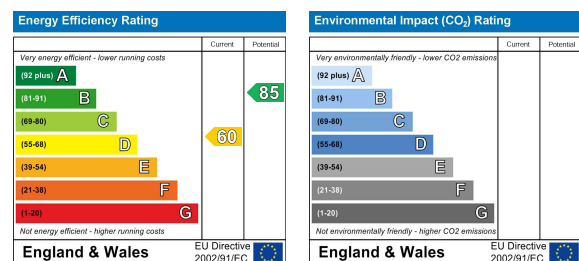
## Area Map



## Floor Plans



## Energy Efficiency Graph



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