

# FOR SALE



**Abbey**  
Lettings & Sales



## Jean Drive

Leicester, LE4 0GE

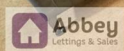
**£285,000**



Welcome to this charming property located on Jean Drive in Leicester! This delightful house boasts a spacious reception room, perfect for entertaining guests or relaxing with your family. With three cosy bedrooms, there's plenty of space for everyone to enjoy.

The property features a well-maintained bathroom, ensuring your comfort and convenience. Parking is a breeze with space for two vehicles, making coming home a stress-free experience. The semi-detached layout offers a sense of privacy and tranquillity, ideal for those seeking a peaceful retreat.

One of the highlights of this home is the expansive garden, providing ample space for outdoor activities, gardening, or simply basking in the sunshine. Imagine enjoying your morning coffee while taking in the beautiful views of Leicester from your own backyard. Don't miss the opportunity to make this house your home. With its desirable location, generous living spaces, and picturesque surroundings.



### Entrance Hall

UPVC front door, ceiling light point, double glazed window, radiator, carpeted flooring, understairs storage and doors leading to storage cupboard, lounge/diner and kitchen.

### Lounge/Diner 27'6" x 11'2" (8.404 x 3.422)

Two ceiling light points, two wall light points, double glazed bay window, octaplus/city fibre 1 gig broadband point, radiator, gas fire, carpeted flooring, serving hatch and double glazed patio door leading to rear garden.

### Kitchen 12'6" x 9'4" (3.828 x 2.852)

Ceiling light point, double glazed window, a fully fitted kitchen offering base and wall cupboards, worktop with a sink and drainer with hot and cold mixer tap, electric induction hob, oven, plumbing for washing machine, understairs pantry, vinyl flooring and door leading to car port.

### Stairs & 1st Floor Landing

Ceiling light point, double glazed window and carpeted flooring.

### Bedroom 1 12'11" x 11'3" (3.954 x 3.430)

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

### Bedroom 2 12'6" x 10'11" (3.829 x 3.343)

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

### Bedroom 3 8'9" x 7'0" (2.686 x 2.145)

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

### Bathroom 7'5" x 6'3" (2.265 x 1.912)

Ceiling spot light point, double glazed window, vinyl flooring, built in storage cupboard, loft hatch, a 2 piece suite comprising of bath with electric thermostatic shower over and wash hand basin with storage unit below.

### Separate WC 5'6" x 2'4" (1.677 x 0.725)

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

### Externally

#### To The Front Of The Property

There is a garden offering a stoned area and a block paved driveway leading to car port and front door.

#### To The Back Of The Property

There is an enclosed garden offering a single garage, car port, a slabbed patio area, a massive lawn area with mature shrubs, vegetable patch and pond.

### Single Garage 15'10" x 8'0" (4.835 x 2.446)

Ceiling light point, windows, concrete flooring and electric roller shutter.

### 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.

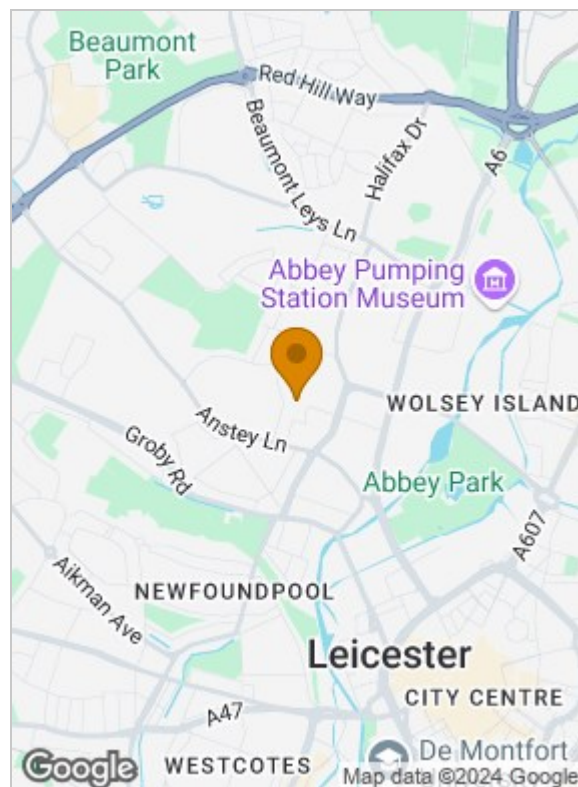
Money Laundering - In line with current money laundering regulations, prospective buyers will be asked to provide us with a photo I.D. (e.g. Passport, driving license, bus pass, etc) and proof of address (e.g. Current utility bill, bank statement, etc). We ask for your cooperation in this matter as this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

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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.

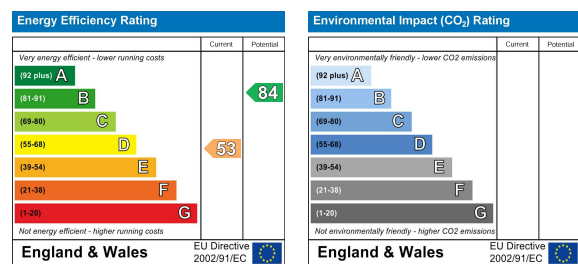
## Area Map



## Floor Plans



## Energy Efficiency Graph



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