

FOR SALE



Abbey
Lettings & Sales



Ranton Way

Leicester, LE3 9TH

£290,000



A delightful 3 bedroom semi-detached property, offering an ideal blend of comfort, style, and functionality. Situated in a sought-after location, this home presents a wonderful opportunity for families or first-time buyers looking to settle into a welcoming community.

The property comprises of entrance porch, lounge, dining room and kitchen. Then to the first floor there are three bedrooms and a bathroom. The property also offers double glazed windows and gas central heating.

This charming 3 bedroom semi-detached property is the perfect place to call home as it is within walking distance to both Primary & Secondary schools which are Ofsted rated Good and offers great access to the Motorway. Don't miss out on the opportunity to make this delightful residence your own. Contact us today to arrange a viewing and discover the endless possibilities it has to offer.



Entrance Porch

Front door, wall light point and door leading to lounge.

Lounge 17'7" x 15'10" (5.367 x 4.845)

Three ceiling light points, 2 double glazed windows, 2 radiators, marble hearth with wooden surround, tv, bt, sky and virgin media points, storage cupboard housing a Worcester combi boiler, carpeted flooring, archway leading to dining room and door to kitchen.

Dining Room 10'11" x 7'11" (3.352 x 2.419)

Ceiling light point, radiator, wood flooring, archway leading to kitchen and double glazed French doors leading to rear garden.

Kitchen 10'8" x 9'2" (3.276 x 2.812)

Ceiling light point, radiator, wooden plank flooring, fully fitted kitchen offering base and wall cupboards, rolled edge solid oak worktop with sink and drainer with hot and cold mixer tap, extractor fan, double glazed window and UPVC door leading to rear garden.

Stairs & 1st Floor Landing

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

Bedroom 1 14'0" x 10'6" (4.290 x 3.205)

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

Bedroom 2 13'4" x 9'4" (4.076 x 2.866)

Ceiling light point, double glazed window, radiator, tv point and laminate wood flooring.

Bedroom 3 10'2" x 6'11" (3.120 x 2.125)

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

Bathroom 8'9" x 7'11" (2.670 x 2.433)

Ceiling spot light points, 2 double glazed windows, towel radiator, a 4-piece bathroom suite comprising of a bath, a shower cubicle with electric shower, wash hand basin and a low-level flush toilet and wooden plank flooring.

Externally

To the Front of the Property

There is a landscaped garden offering lawn area with flower and hedged borders and a block paved driveway leading to front door and double gates.

To the Rear of the Property

There is an enclosed garden offering patio and lawn areas plus tandem driveway which is accessible via double wooden gates

Additional Information

Council Tax Band: C

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.

Please be aware that if you make an offer and you do require a mortgage your details will be shared with our mortgage advisors Venture Mortgages & Protection as they provide us with a pre-qualifying service to verify your offer for 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.

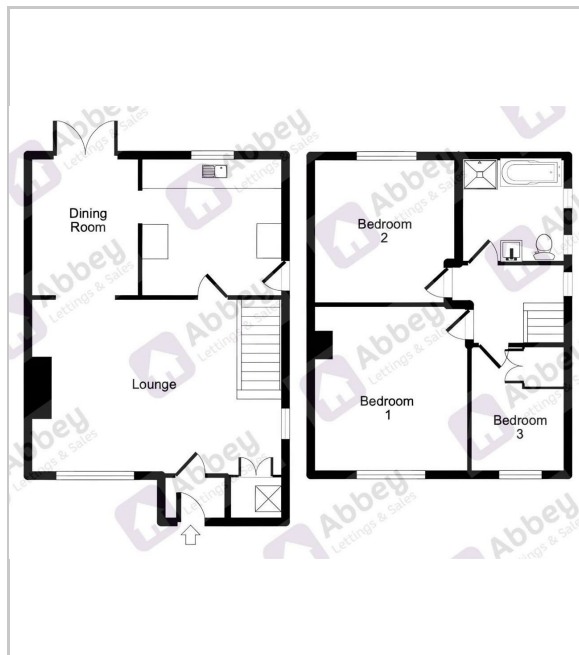
Referrals - Abbey Lettings and Sales provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Broker to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require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

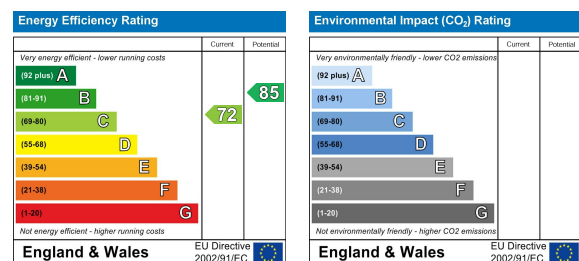
Area Map



Floor Plans



Energy Efficiency Graph



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