

# FOR SALE



**Abbey**  
Lettings & Sales



## Morcom Drive

Leicester, LE2 8BU

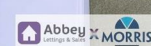
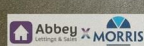
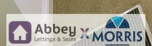
**£334,750**



5% Towards Your Deposit!! Experience the epitome of modern living with this exceptional new build by Morris Homes. This exquisite 3-bedroom semi-detached corner property sets a new standard for contemporary elegance. Nestled in a prime location, it seamlessly blends style, functionality, and convenience, offering a harmonious living experience for any homeowner.

The property comprises of entrance hall, lounge, kitchen/diner, WC and utility room. To the first floor there are three bedrooms, an ensuite from the master bedroom and a family bathroom. The property also offers double glazed windows, gas central heating and a rear garden.

This remarkable semi-detached property by Morris Homes, a true gem of modern living. Seize the chance to make this exceptional residence yours. Reach out today to schedule a viewing and explore the unmatched luxury of Morris Homes living.



## Entrance Hall

Radiator, stain-free select carpeted flooring, blinds, upgraded light fitting, alarm control system, doors leading to the front of the property, lounge, kitchen/diner, and stairs leading to landing and first floor.

## Lounge 16'3" x 14'6" (4.957\* x 4.438\*)

Two radiators, stain-free select carpeted flooring, three double-glazed windows, blinds, upgraded light fitting, a TV point, and a door leading to the entrance hall.

## Kitchen/Diner 9'4" x 15'6" (2.850 x 4.725)

Luxury vinyl flooring and a stunning new fitted kitchen comprising base and wall cupboards, blinds, upgraded light fitting, worktop, sink and drainer, Franke hot and cold mixer tap over, integrated fridge/freezer, dishwasher, gas hob, oven, extractor fan, radiator, double glazed window and doors leading to the entrance hall and utility room and patio doors to rear garden.

## Utility Room 8'2" x 6'2" (2.500\* x 1.890\*)

Luxury vinyl flooring, base and wall units, worktop, washing machine, sink, and drainer, hot and cold mixer tap over, upgraded light fitting, radiator, and doors leading to the rear garden and kitchen/diner.

## WC 4'9" x 6'1" (1.450 x 1.875)

Radiator, luxury vinyl flooring, upgraded light fitting, two-piece Villeroy & Boch suite comprising of pedestal wash hand basin and low-level flush toilet.

## Stairs & Landing to 1st Floor

## Bedroom 1 16'6" x 12'0" (5.050\* x 3.670\*)

Double glazed window, fitted wardrobe, upgraded light fitting, radiator, TV point, and stain-free select carpeted flooring.

## Ensuite 5'3" x 6'2" (1.601\* x 1.880\*)

Double glazed window, upgraded light fitting, a 3 piece Villeroy & Boch bathroom suite comprising of walk-in shower, wash hand basin, low-level flush toilet, radiator, and vinyl flooring.

## Bedroom 2 9'6" x 7'6" (2.900 x 2.300)

Double-glazed window, upgraded light fitting, radiator, and stain-free select carpeted flooring.

## Bedroom 3 9'6" x 7'6" (2.900\* x 2.300\*)

Double-glazed window, upgraded light fitting, radiator and stain-free select carpeted flooring.

## Bathroom 8'8" x 8'8" (2.655\* x 2.647\*)

Double glazed window, radiator, upgraded light fitting, luxury vinyl flooring, a 3 piece Villeroy & Boch bathroom suite comprising of bath with electric shower over, wash hand basin, and a low-level flush toilet.

## Externally

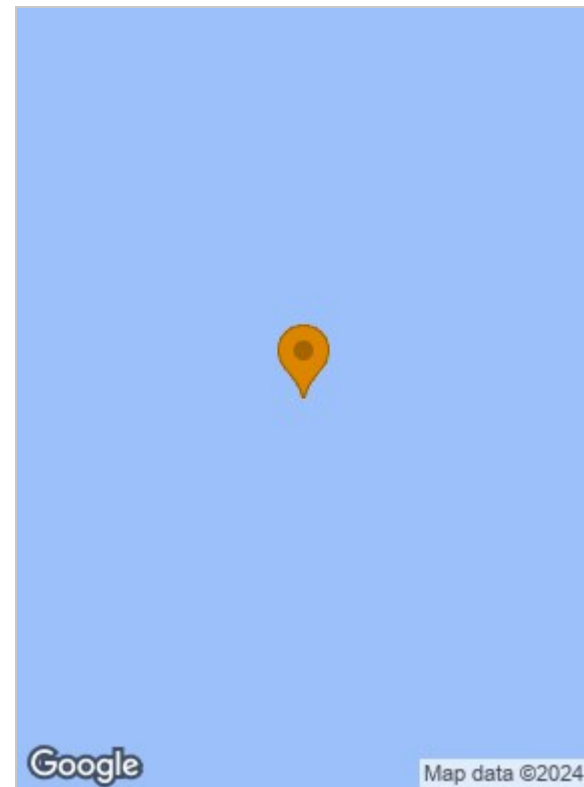
### To The Front Of The Property

Slabbed path to the front door, two allocated car parking spaces, and single garage.

### To The Back Of The Property

There is an enclosed garden with a patio area, turf area, and storage shed.

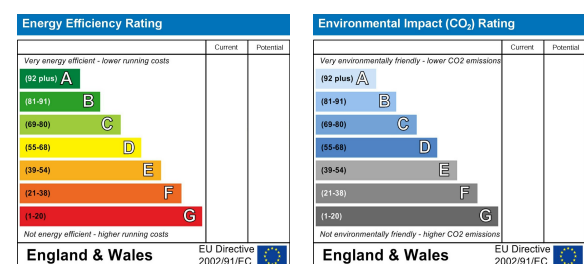
## Area Map



## Floor Plans



## Energy Efficiency Graph



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