

# Five Bedroom Detached Property Duncombe Road, Heathley Park, LE3



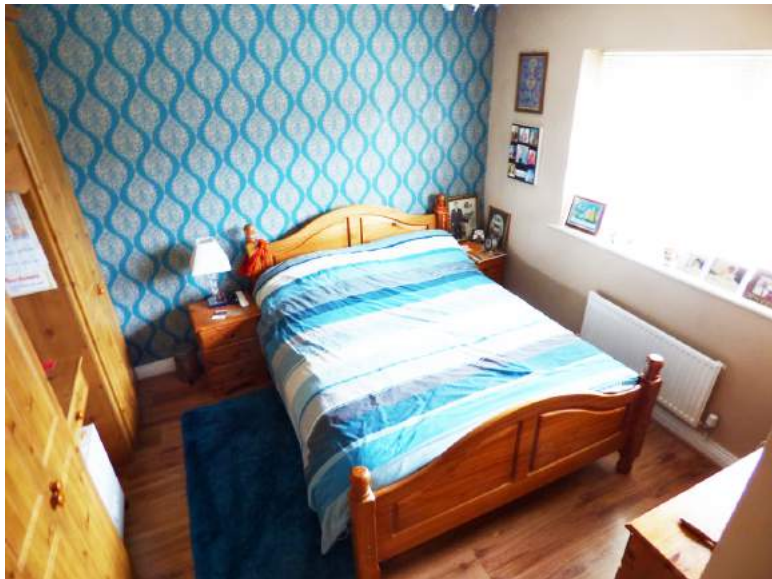




RB Gates Nationwide are pleased to bring to the market this immaculate five bedroom detached home, offering a home ready to move into (**WITH NO CHAIN**). Situated within this highly desirable development in Heathley Park with close proximity to local amenities and great transport links using the Groby Road A50 and easy access to the M1 & M69. This location features great link to the local hospital (Glenfield Hospital), which is approximately less than 1 mile away. As one would expect of a property of this standard the home is double glazed PVCu windows, and gas central heating [boiler serviced every year as part of the British Gas Package]

The property comprises of ground floor entrance leading to Lounge, Dining Room and Large Conservatory, Kitchen and converted Double Garage which is now used as a second Lounge area with plentiful living-space. The first floor comprises of four double bedrooms (one with en suite), 1 single bedroom and family bathroom. The rear of the property has a large garden with a large work shed also connected to electricity.



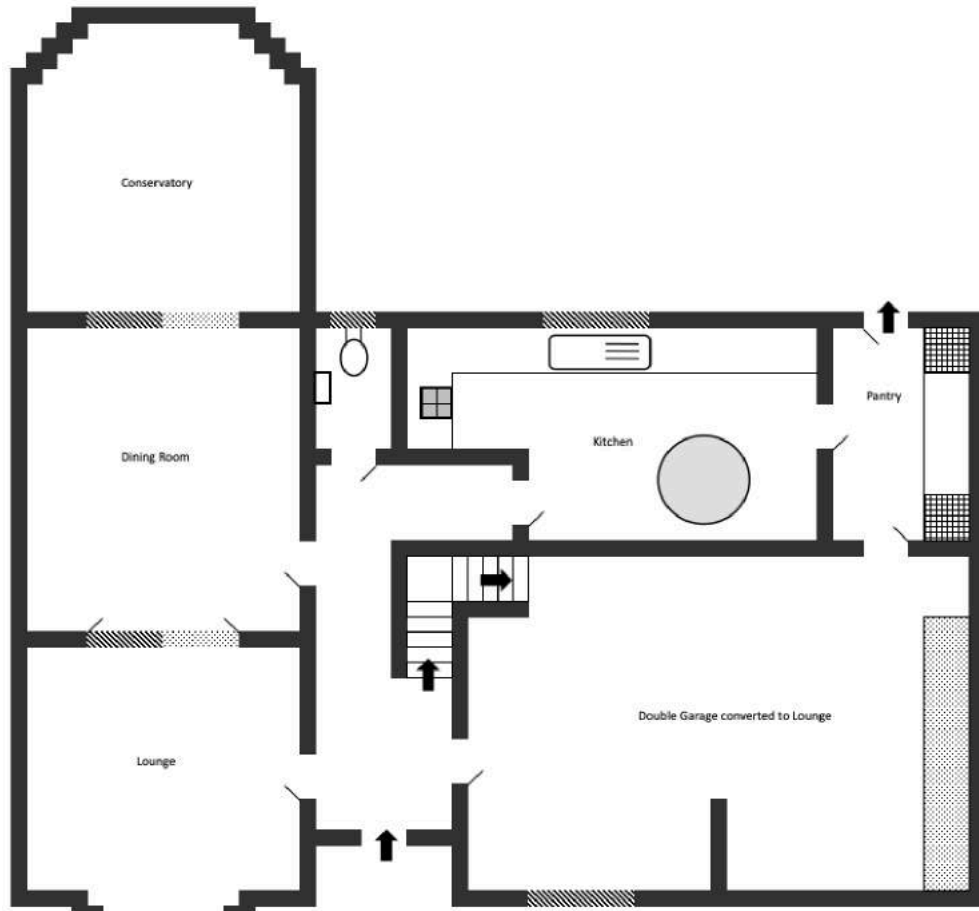


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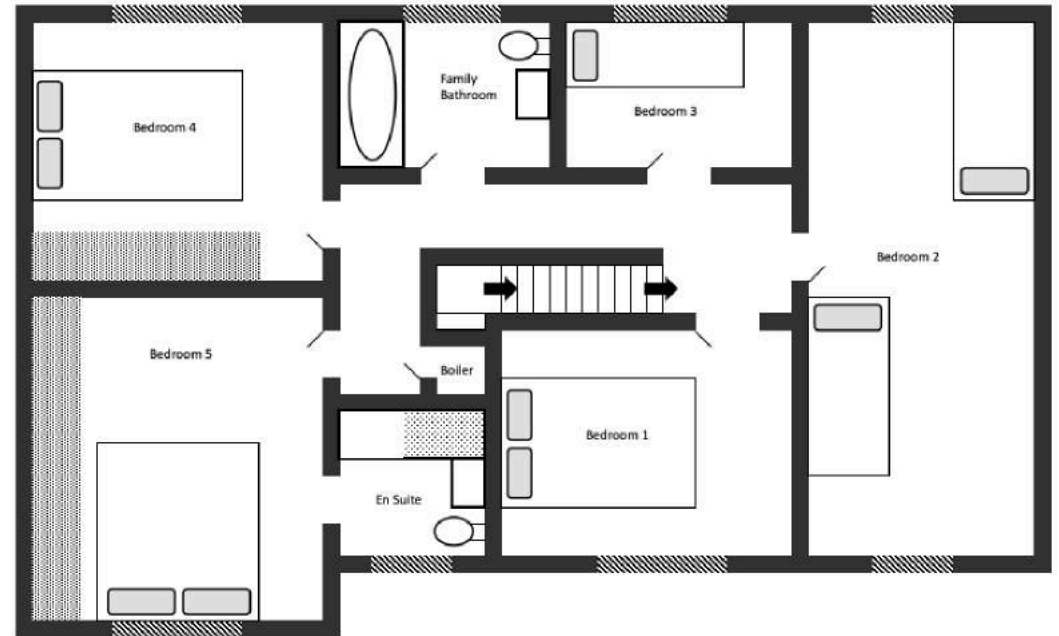
# Floorplan/s



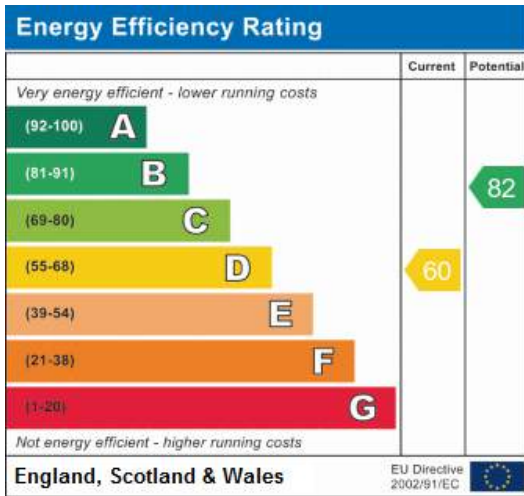
**GROUND FLOOR**

**FLOORPLAN**  
Duncombe Road  
Leicester, LE3

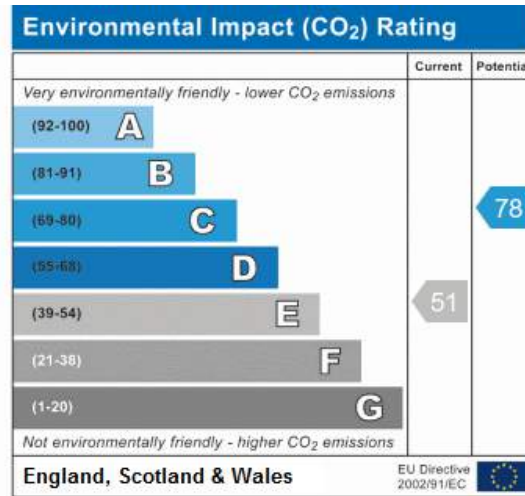
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**FIRST FLOOR**



Reference:  
19AB236



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2. **General:** While we endeavor to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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