



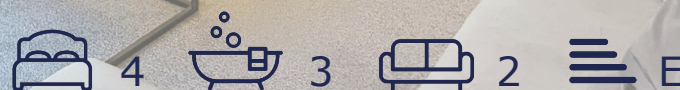
## 2 Sunnycroft Road , Leicester, LE3 6FT Asking Price £500,000

Don't miss out on this rare opportunity to own a beautifully refurbished four bedroom detached period family property in the highly sought after area of Western Park. This stunning home, situated on a spacious corner plot, offers ample living space spread across two floors. Step inside and you'll find a grand entrance foyer, a dining room, a bay fronted lounge with garden views, a kitchen/diner with a walk-in pantry, a scullery/utility room, and a guest WC. Ascend the elegant dog-leg staircase to discover four bedrooms, including a master bedroom with a modern fitted en-suite, a family bathroom, a separate shower room, and another WC. Outside, you'll be delighted by the well-maintained gardens surrounding the property, as well as off-road parking leading to a single garage. And the best part? This incredible home is being sold with no upward chain, making it an even more enticing opportunity. Don't let it slip through your fingers!

- Four double bedrooms
- Re-furbished property
- Ideal location
- Detached garage
- Spacious lounge
- Modern fitted kitchen/diner
- Utility Room
- No chain

### Viewing

Please contact our Berkley Leicester Office on 0116 2544755 if you wish to arrange a viewing appointment for this property or require further information.



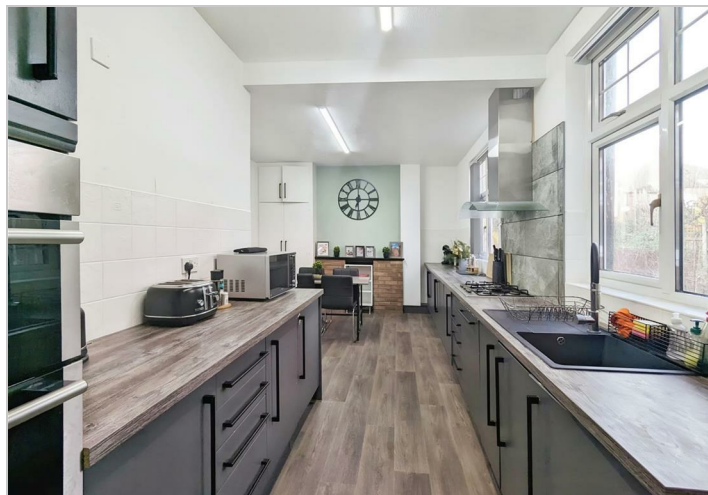
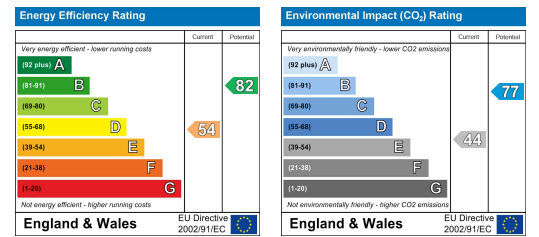


# Floor Plan

# Area Map



# Energy Efficiency Graph



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. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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