



## Duncan Road , Leicester, LE2 8EH

- NO UPWARD CHAIN
- OPEN PLAN KITCHEN-DINER
- CONSERVATORY
- ENCLOSED GARDEN
- EXCELLENT ROAD LINKS TO THE CITY
- THREE BEDROOMS
- SHOWER ROOM
- LIVING ROOM
- LOCAL SHOPS, SCHOOLS AND AMENITIES
- GAS CENTRAL HEATING AND DOUBLE GLAZING

**Offers In The Region Of £220,000**





# Duncan Road, , Leicester, LE2 8EH

## DESCRIPTION

Conveniently positioned for access to the city, Fosse park and motorways is this three bedroom townhouse that offers plenty of living space over two floors. The home benefits from gas central heating and double glazing and would be ideal for first time buyers or families looking for a larger home within the area.

The property comprises of a spacious living room with stairs ascending to the first floor, a feature fireplace and surround, and a door off to the open plan kitchen-diner, which has a range of fitted wall and base units, space for a freestanding cooker and undercounter appliances. A further door leads to the lobby which gives access off to the conservatory and the downstairs three piece shower room.

Continuing the journey through the home to the first floor, the landing gives individual access to the two double bedrooms with the main bedroom benefiting from built in wardrobes and a good size single bedroom.

Outside, the rear garden is mainly lawn with a mixture of fence panelling and hedgerow, some mature plant and shrubs borders and two garden sheds. The front walled garden is accessible by two gated entrances, which lead to the front door of the property and a side lobby leading to the conservatory.

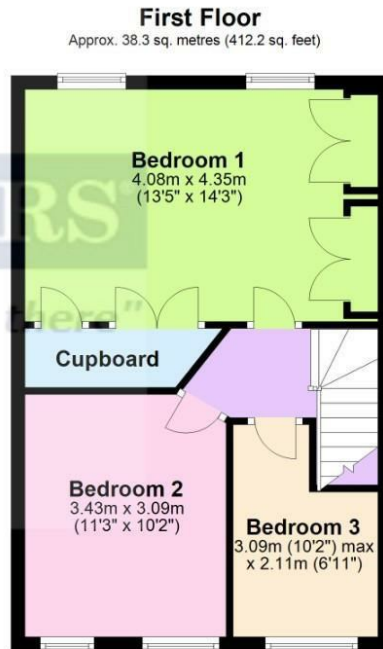
To find out more about this property, contact your local Hunters estate agents Wigston to arrange your viewing.











Total area: approx. 95.2 sq. metres (1025.2 sq. feet)

HUNTERS ESTATE AGENTS WIGSTON While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms or any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purpose only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

### Viewings

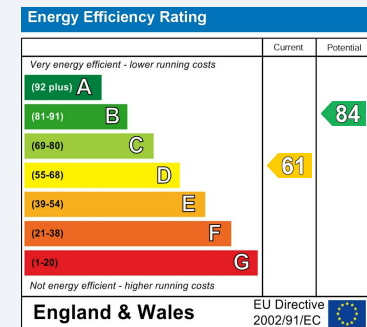
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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