



## Arnesby Crescent, , Leicester, LE2 6QZ

- Three Bedroom Semi-detached Home
- Dining room
- Driveway and Storage Lean-To
- Enclosed landscaped garden with Covered Patio and Raised Decking
- 360 Virtual Tour
- Living room
- Bathroom with Separate WC
- Fitted Kitchen
- Excellent Road Links to the City and Motorways
- Local shops, Schools and Amenities

**£245,000**





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## DESCRIPTION

Conveniently positioned on the outskirts of Leicester, this charming semi-detached house offers a perfect blend of comfort and convenience. With excellent road and public transport links, residents will find themselves well-connected to the vibrant city centre, as well as the popular Fosse Park retail outlet, local shops, schools, and essential amenities.

Upon entering, you are greeted by a delightful bay fronted living room that seamlessly flows into the dining area, creating an inviting space ideal for both entertaining guests and enjoying cosy family evenings. The fitted kitchen is a great for cooking up some culinary delights and with side access to a practical lean-to storage area, which enhances the functionality of the home. Ascending the stairs from the hallway, you will discover the three bedrooms, providing ample space for relaxation, whilst bedroom three is being utilised as a home office. The modern re-fitted bathroom features a shower over the bath, complemented by a separate WC for added convenience.

The property boasts an enclosed garden, adorned with mature plants and shrubs, offering a tranquil outdoor retreat. A covered patio and raised decking seating area provide the perfect setting for al fresco dining or simply unwinding in the fresh air.

This home has been thoughtfully updated, benefiting from electric re-wiring, replacement windows, a gas central heating system, and a new roof, to name a few of the improvements, ensuring peace of mind for the new owners.

For those interested, a 360 virtual tour is available, and we invite you to contact your local Hunters estate agents in Wigston to arrange a viewing and discover more about this delightful property.









Approx Gross Internal Area  
105 sq m / 1130 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Viewings

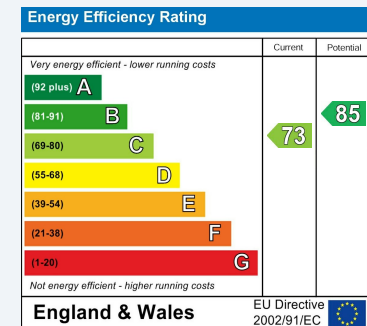
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.