



Dixon Drive, , Leicester, LE2 1RA

- 3 bedrooms
- Fitted kitchen
- Family bathroom
- Large garage for parking or storage
- Gas Central Heating and Double glazing
- 2 cosy reception rooms
- Downstairs shower room
- Rear garden
- Semi-detached house
- Local amenities, schools and shops

£1,500 Per Month



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DESCRIPTION

Welcome to this substantial semi-detached home located on the sought-after Dixon Drive in Leicester. This delightful property is now available for immediate occupancy and offers a perfect blend of comfort and convenience in a vibrant residential area.

As you enter, you will find two spacious reception rooms, ideal for both relaxation and entertaining guests. The property boasts three well-proportioned bedrooms, providing ample space for families or those looking to create a home office. The fitted kitchen is functional and ready for your culinary adventures, while the downstairs shower room and WC add to the practicality of the layout. The family bathroom, located on the first floor, ensures that all your needs are met.

The rear garden offers a lovely outdoor space, perfect for enjoying the fresh air. Additionally, the generous garage provides off-road parking or can be used for storage, adding to the convenience of this home.

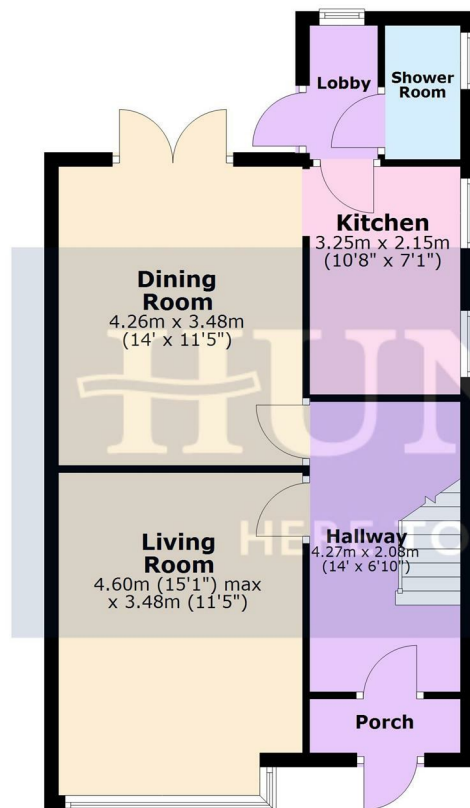
Situated close to local shops, educational facilities, and excellent transport links, this property is ideally placed for easy access to the city centre. You will also find Victoria Park and a variety of bars and restaurants on nearby Queens Road, making it a fantastic location for both leisure and lifestyle.

This semi-detached house is a wonderful opportunity for anyone looking to settle in a vibrant community. To discover more about this property and to arrange a viewing, please contact your local Hunters estate agents today.

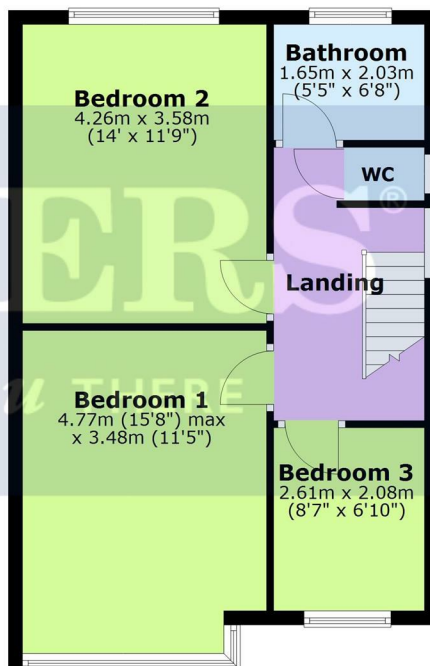




Ground Floor



First Floor



Total area: approx. 104.2 sq. metres (1121.1 sq. feet)

While every attempt has been made to ensure the accuracy of the floor plan herea, 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 or tenant. The services, systems and appliances 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, 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.