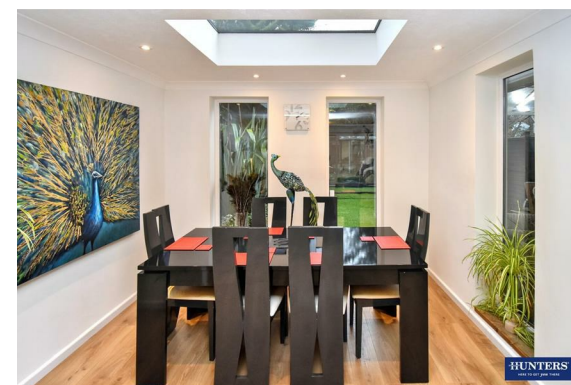




## Lansdowne Road, , Leicester, LE2 8AQ

- 3 spacious bedrooms
- Immaculate move-in condition
- Insulated, boarded attic
- Open pergola with roof
- Off-road parking available
- Modern fitted kitchen
- Generous lounge-dining room
- Easy-care artificial lawn
- Garden room for storage
- Great city access, transport

**£285,000**





# Lansdowne Road, , Leicester, LE2 8AQ

## DESCRIPTION

Welcome to this beautifully presented extended end-terrace home that's ready to impress from the moment you arrive. Perfect for first-time buyers or growing families, this charming property effortlessly combines comfort, style, and practicality.

Step inside to discover a spacious lounge-dining room, ideal for cosy nights in or entertaining friends and family. The modern fitted kitchen is both sleek and functional, offering the perfect space to whip up delicious home-cooked meals.

Upstairs, you'll find three well-proportioned bedrooms, each providing a relaxing retreat, along with a contemporary bathroom featuring a shower over the bath to suit busy family life. Immaculately presented throughout, this home truly allows you to move straight in and start enjoying.

A standout feature is the insulated and boarded attic, complete with a wooden drop-down ladder and roof window – ideal for storage or future potential. Outside, the low-maintenance rear garden is perfect for relaxing and entertaining, boasting an artificial lawn, a stylish open pergola with polycarbonate roof, and a versatile garden room that works beautifully as storage or a summer house.

Conveniently located, the property offers excellent transport links into the city, along with easy access to hospitals, schools, shops, parks, sporting venues, and a wide range of local amenities. A front driveway provides off-road parking, adding to the home's everyday practicality.

With gas central heating and double glazing throughout, this energy-efficient home ticks all the boxes.

? Early viewing is highly recommended – contact your local Hunters estate agents today to arrange your viewing and see everything this fantastic home has to offer.

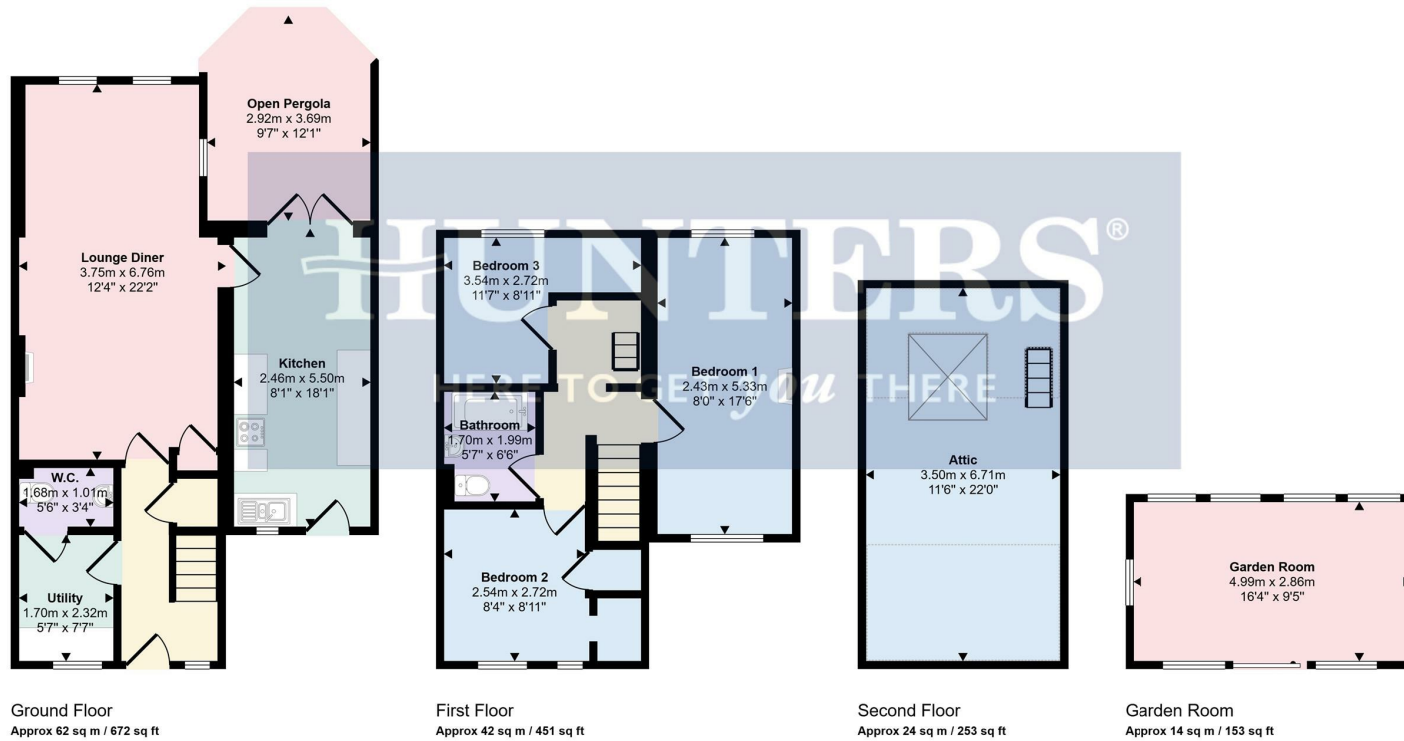








Approx Gross Internal Area  
142 sq m / 1529 sq ft



Denotes head height below 1.5m

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

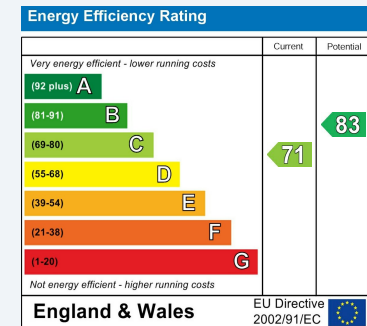
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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