



**Peregrine Rise, Leicester LE4 1DR**

**welcome to**

## **Peregrine Rise, Leicester**

A well presented two bedroom detached bungalow offering two spacious bedrooms, a lounge, a conservatory, a fitted kitchen, and a modern three piece bathroom. Outside, the property benefits from a neatly paved, low maintenance rear garden, along with a driveway and single garage to the front.

### **Entrance Hall**

Door to the front.

### **Lounge**

Window to the side, radiator and patio door leading to the conservatory.

### **Kitchen**

Fitted kitchen comprising of wall and base unit with work surfaces over, sink drainer unit, radiator and space for appliances. Window to the front.

### **Conservatory**

With access to the garden.

### **Bedroom One**

Window to the rear and radiator.

### **Bedroom Two**

Window to the front, wooden flooring and radiator.

### **Bathroom**

Window to the front, walk in shower, WC, hand wash basin and radiator.

### **Detached Garage**

### **Front & Rear Of Property**

To the front of the property is a driveway leading to the detached garage. To the rear of the property is a paved garden with a shed.





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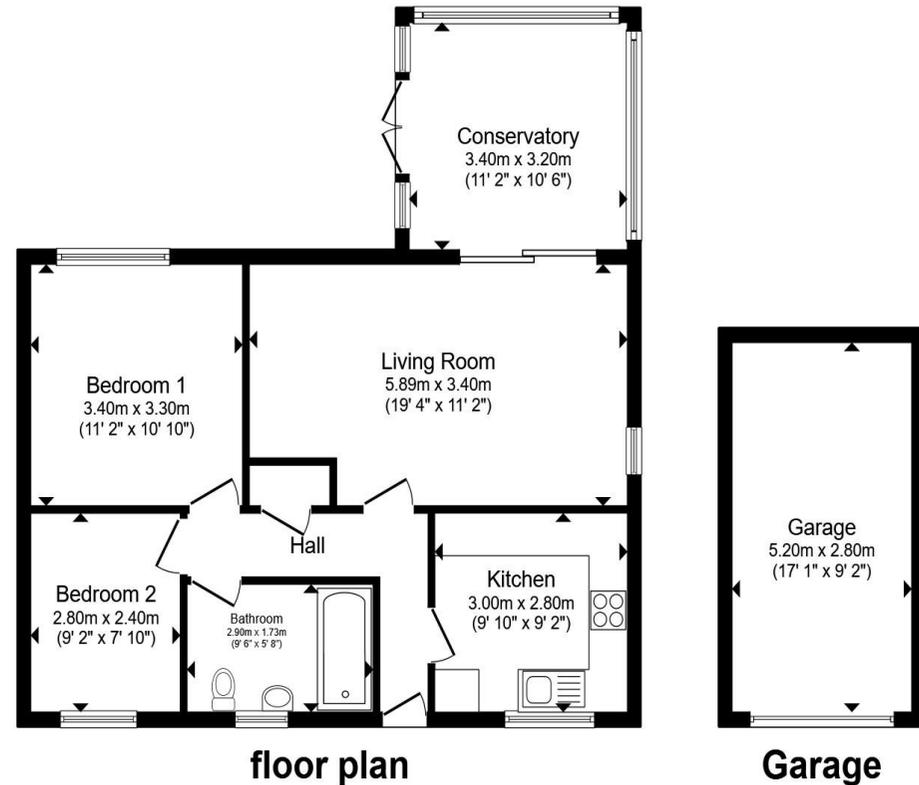
## Peregrine Rise, Leicester

- Detached Bungalow
- Two Double Bedrooms
- Conservatory
- Rear Garden
- Garage & Off Road Parking

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

offers in the region of

**£290,000**



Total floor area 84.6 m<sup>2</sup> (911 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
LHS120558 - 0002

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