

## FLOOR PLAN

### DIMENSIONS

#### Hallway

#### Lounge

14'03 x 13'09 (4.34m x 4.19m)

#### Dining Kitchen

10'07 x 16'11 (3.23m x 5.16m)

#### Downstairs Cloakroom

3'10 x 3'03 (1.17m x 0.99m)

#### Landing

#### Bedroom One

11'10 x 9'04 (3.61m x 2.84m)

#### Bedroom Two

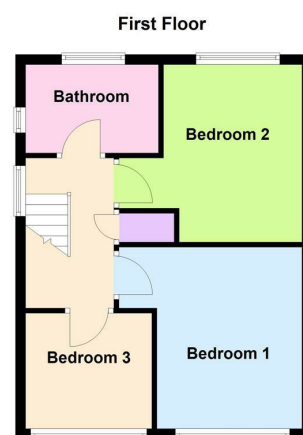
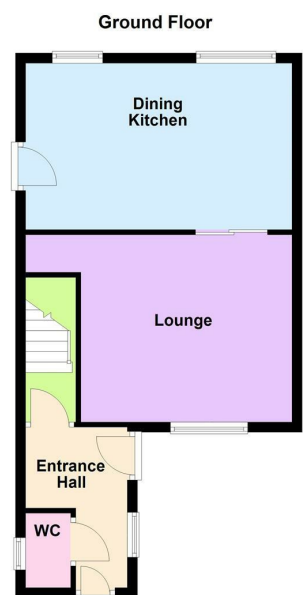
11'06 x 8' (3.51m x 2.44m)

#### Bedroom Three

7'09 x 7'02 (2.36m x 2.18m)

#### Bathroom

5'07 x 8'07 (1.70m x 2.62m)



31 Milton Crescent, Leicester, LE4 0PA

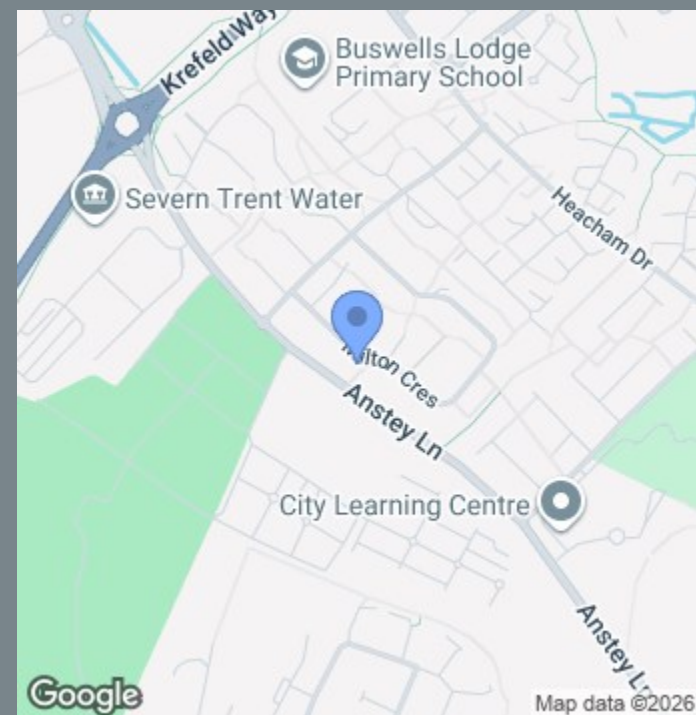
£250,000

## OVERVIEW

- Lovely Family Home
- Popular Locayion & No Chain
- Hallway & Downstairs Cloakroom
- Lounge & Dining Kitchen
- Three Bedrooms
- Family Bathroom
- Driveway & Garage
- Cottage Style Garden
- Viewing Is Essential
- EERT - tbc, Freehold

## LOCATION LOCATION....

Milton Crescent is located within a well-established residential area of Leicester (LE4), popular for its convenience and strong sense of community. The area benefits from a range of nearby shops, supermarkets and everyday amenities, with further retail options available at Beaumont Leys Shopping Centre and along Abbey Lane. Families are well served by a selection of local primary and secondary schools within easy reach. Residents also enjoy access to nearby green spaces, including Abbey Park, one of Leicester's most attractive parks, offering riverside walks, open parkland and leisure facilities. Milton Crescent is well positioned for travel, with regular bus services into Leicester city centre, convenient access to the A6, A46 and A563 ring road, and straightforward routes to the M1, making it ideal for commuters. Combining practicality, green surroundings and connectivity, this area remains a popular choice for a wide range of buyers.



## THE INSIDE STORY

Situated in a great and convenient location, this lovely semi-detached family home is offered to the market with no onward chain and is ready for a new family to make it their own. Offering well-proportioned accommodation throughout, the property provides a fantastic opportunity to create a home tailored to your own style and needs. Upon entering, you are welcomed into an entrance hallway that leads through to a bright and comfortable lounge. Featuring a window to the front aspect and a charming feature fireplace, this space is perfect for relaxing evenings or spending time with family. Sliding doors open through to the dining kitchen, creating a flexible layout that can be adapted for both open-plan living or more defined spaces. The dining area enjoys a pleasant outlook over the garden, making it an ideal setting for family meals, entertaining guests, or even as a sociable everyday space. The kitchen is fitted with a range of wall and base units, along with a sink drainer with mixer tap, plumbing for a washing machine, and space for a fridge freezer—offering a practical layout with scope for further enhancement. A convenient downstairs cloakroom completes the ground floor accommodation. Upstairs, the landing leads to three well-proportioned bedrooms, all offering flexibility for family living, guest accommodation, or a home office. The bathroom serves the bedrooms and provides a functional space ready to be personalised. Externally, the property continues to impress. A driveway provides off-road parking and leads to a garage, offering additional storage or secure parking. To the rear, the cottage-style garden is full of charm and character, providing a lovely outdoor space to relax, garden, or entertain, with plenty of potential to make it your own. A wonderful home in a sought-after location, offering both comfort and opportunity—early viewing is highly recommended.

