



Laithwaite Close, Anstey Heights,
Leicester, LE4



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£195,000



Key Features

- One double bedroom with built in wardrobe
- End of terrace bungalow occupying a corner plot
- Modern fitted breakfast kitchen and bathroom
- Ideal for those in search of single storey living
- Within close proximity to Beaumont Leys Shopping & major road links
- Low maintenance gardens to front and rear
- EPC rating TBC





Boasting a larger than normal corner plot with the potential for extension subject to necessary consent, fall in love with this much improved one double bedroom bungalow ideal for someone looking to downsize from a larger family home. Benefiting from gas central heating and double glazing, the layout includes an entrance lobby, lounge, modern fitted breakfast kitchen, double bedroom with built in wardrobe, conservatory and contemporary bathroom. The corner plot enjoys front, side and rear low maintenance gardens with a driveway providing off road parking, with an additional space located in a nearby block. Ideally located for access to Beaumont Leys Shopping as well as major road links, an early viewing is strongly recommended to avoid disappointment.

Welcome to your new home

Upon entering the home, you are welcomed into an entrance lobby with open access to the reception room, featuring wood-effect flooring and neutral décor. The reception room is arranged around a feature fireplace, creating a cosy focal point.

A door leads to the modernised breakfast kitchen, fitted with a range of wall and base units with complementary work surfaces and brick-effect tiling. There is a built-in oven, hob and extractor hood, 1.5 bowl sink with mixer tap, integrated fridge freezer, space for a washing machine, a breakfast bar, and dual-aspect glazing allowing plenty of natural light.

The double bedroom is positioned to the rear and benefits from a built-in wardrobe and sliding doors opening into the conservatory, providing an additional seating area to enjoy the afternoon sun.

Completing the bungalow is a contemporary bathroom fitted with a three-piece suite comprising a bath with shower over and screen, wash basin with storage, WC, tiling and a heated towel rail.

Outside

Externally the property occupies a corner plot with a paved frontage. Gated access to the side leads to a low maintenance garden being mostly paved and gravelled with brick wall and fencing to boundaries. There is also a driveway located to the side providing off road parking.

Location

Leicester is a vibrant and diverse city offering an excellent range of shops, schools, cinemas, theatres, parks, leisure facilities and places of worship.

The city is exceptionally well connected, with access to the M1 motorway north and south, the M69 motorway towards Birmingham, and the A46 road to Newark. It is also conveniently located for Birmingham Airport and East Midlands Airport, while Leicester railway station provides direct intercity services to London, Peterborough and Stansted Airport.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Leicester - Tax Band A. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

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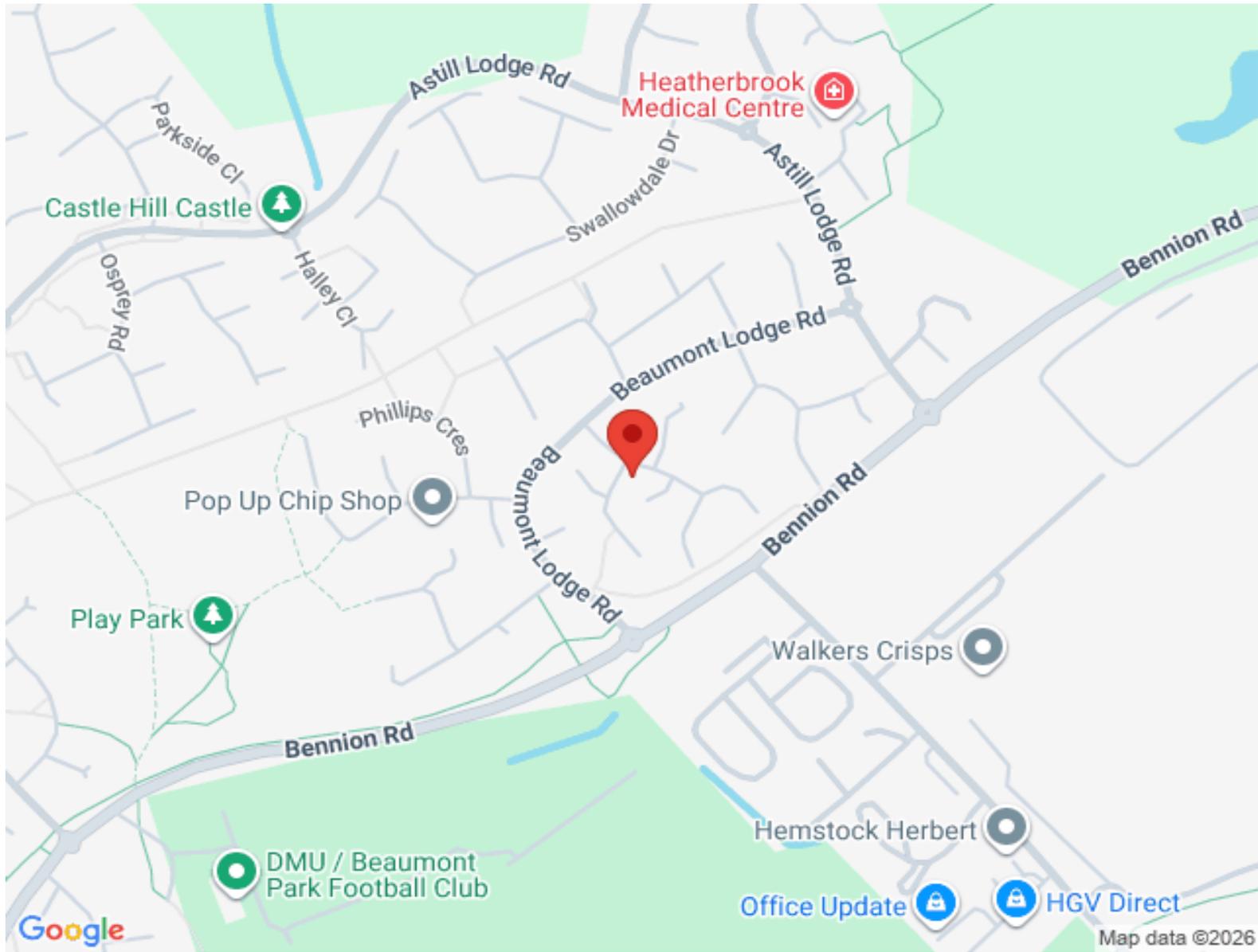






Floor Plan

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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



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