



Shanklin Gardens, Leicester Forest East,
LE3



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2

£279,950



Key Features

- Three bedroom end of terrace house
- Extended modern fitted kitchen
- Single garage to the rear
- Set back position, perfect for families
- Gas central heating and double glazing
- Lawned rear garden
- EPC rating D
- Freehold





Extended to the rear, walk in and be surprised by this three bedroom end terrace occupies a tucked away position and is situated within close proximity to Stafford Leys Primary School. Benefiting from gas central heating and double glazing, the layout includes an entrance hall, ground floor wc, lounge diner, snug/dining room and extended kitchen. Upstairs you will find three bedrooms and a bathroom. Externally there are front and rear lawned gardens, with a garage situated directly behind the garden. Offering the potential for further expansion subject to necessary consent, this truly would make a fantastic purchase for a first time buyer or growing family looking for a property to grow with and an early viewing is therefore strongly recommended to avoid disappointment.

Welcome to your new home

Upon entry to the home you step into the welcoming entrance hall, featuring a staircase rising to the first floor and access to a guest WC. A door leads through to the reception room affording space for both comfortable sitting and formal dining, the primary reception space offers two windows to the front elevation as well as a window to the rear elevation. A door leads through to a further reception room, ideal for use as a space for further sitting or formal dining, there is a window to the side elevation.

Created by an extension to the rear, the kitchen is fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and brick effect tiled splashbacks. Features include an inset 1.5 sink and drainer with mixer tap, built in oven, hob with extractor hood above, integrated fridge and space for washing machine. With a window to the rear elevation and a side access door to the garden.

Moving upstairs

Stairs rise to the first floor which serves access to three practical bedrooms, two of which are comfortable doubles. Bedroom two benefits from having a built in cupboard housing the central heating boiler with a guarantee. Completing the first floor is the bathroom, fitted with a three piece suite

comprising a bath with mira shower, wash hand basin and wc, with complementary tiled surrounds. There is also a heated towel rail and rear elevation window.

Outside

Externally the plot firstly offers a pathway leading to the front door, with a garden area which is part laid to lawn with borders of plants, shrubs and bushes. A side gate leads to the mainly laid to lawn back garden, which is surrounded by fencing and features a rockery style border, various borders of specimen plants, shrubs, and bushes, as well as a greenhouse and timber garden shed. There is a single garage in a block set to the rear of the property, with light, power, door to the garden and an up and over door to the front.

Location

The property is situated within the highly sought after residential area of Leicester Forest East, some four miles west of Leicester. The area boasts nearby a pharmacy, dentist, opticians, Library and Post Office and many recreational facilities including Rainbows, Brownies, Guides, Scouts, Beavers, Bridge and Gardening Clubs. The area is served by Forest House Medical Centre and Public Houses include The Red Cow and Forest Park Inn. Local supermarket facilities can be found at the Co-op Tesco Express and Premier Convenience Store and more comprehensive shopping can be found at Fosse Park Shopping Centre and Leicester City centre. For the commuter, the M1 is accessible at Jct 21 which intersects with the M69. There are rail services available from Narborough and also Leicester and which has services to London St Pancras International, which can be reached in approximately 1 hour.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Blay District Council - Tax Band B. 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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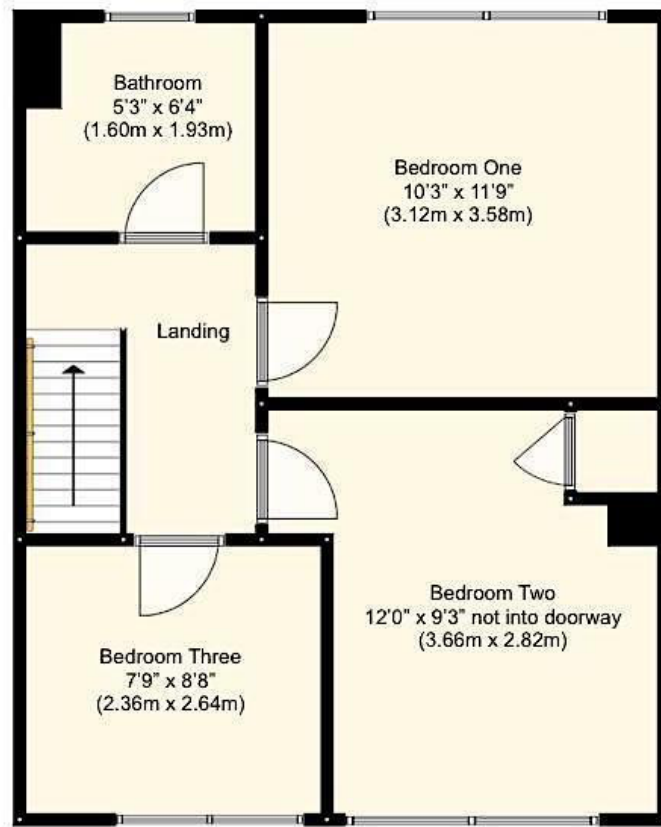
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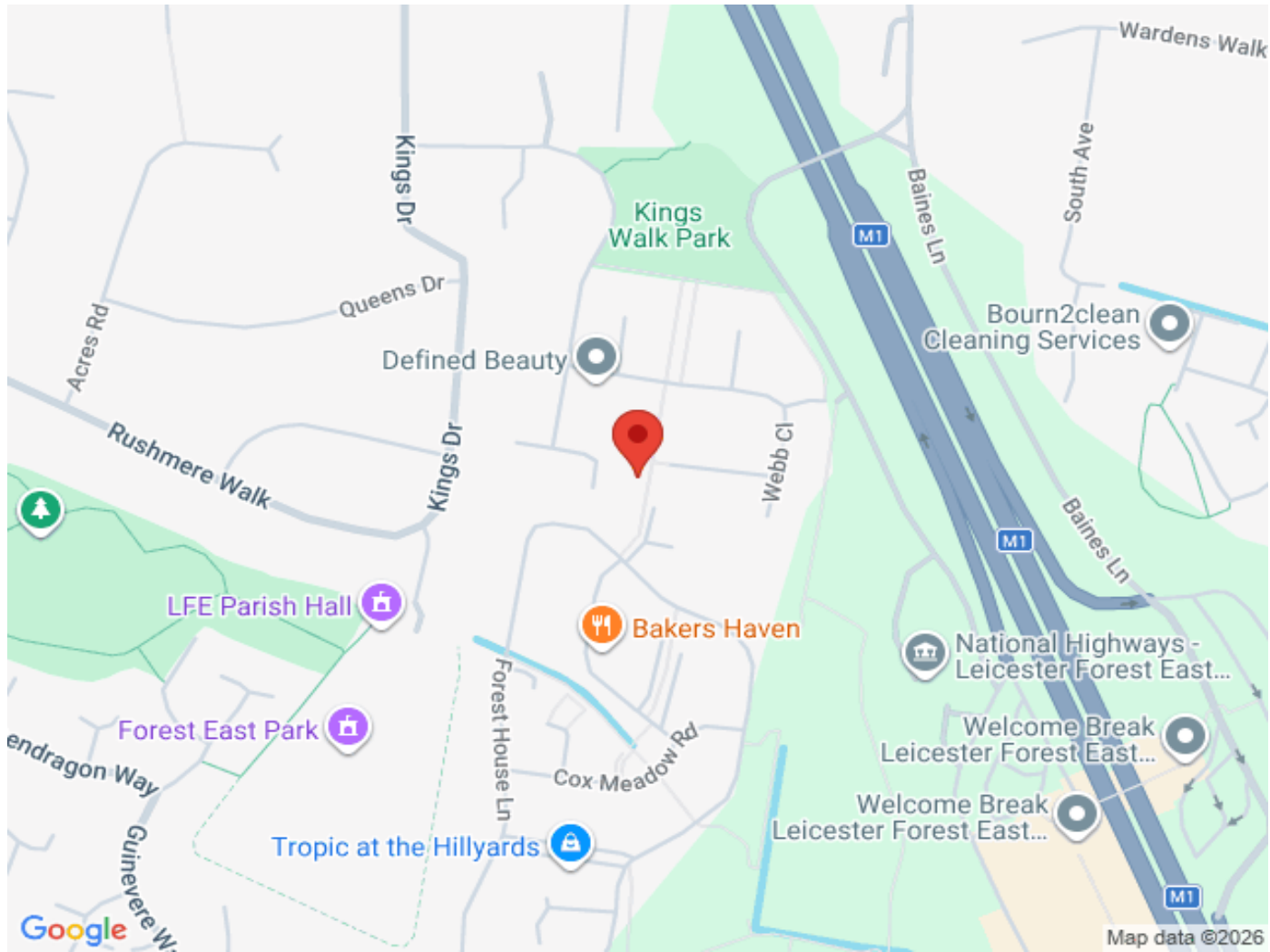
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