



13 Benskin Walk, Leicester

Offers Over **£255,000**



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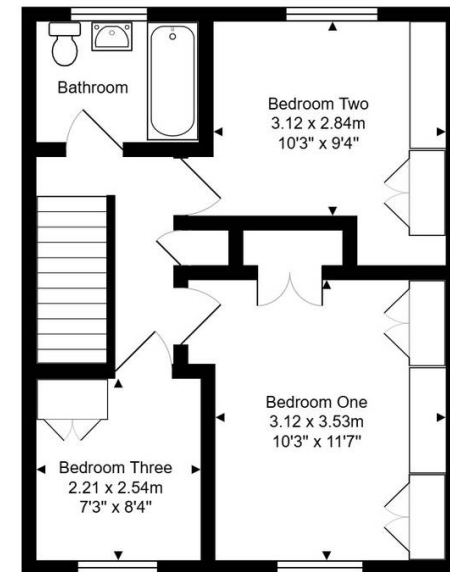
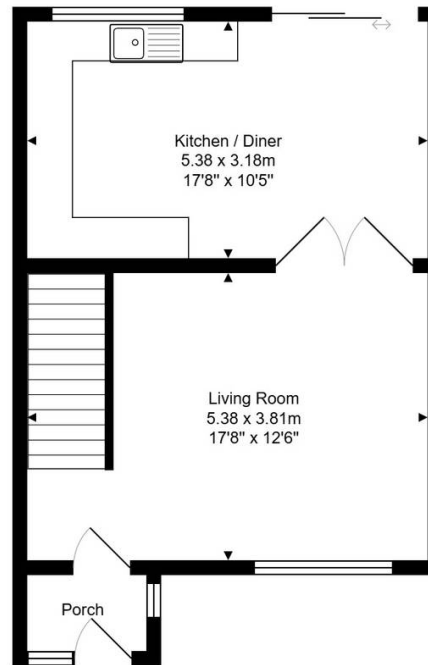
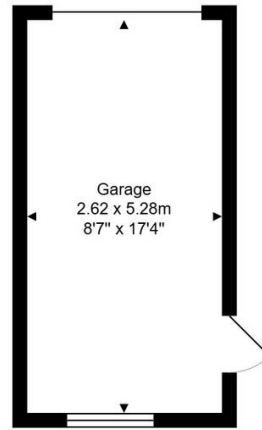
Leicester

**** CALL TO VIEW ** SEMI DETACHED HOUSE ** NEWLY FITTED BOILER (June 2026) ** being OFFERED with NO CHAIN ** GARAGE ** OFF ROAD PARKING ** local SCHOOLS NEARBY in the area ** FRONT and REAR GARDENS ****

Council Tax band: B

Tenure: Freehold

- A nicely presented three bedroom semi detached house
- Entrance porch which could be great for storing outdoor clothing/ shoes and to welcome your guests
- Nice sized living room which is situated to the front of the house
- The kitchen, dining room measures 17'08ft approximately in Width and gives you convenient access to the rear garden
- The landing area accommodates a cupboard, two double sized bedrooms, the third being of a decent sized single and there is also the bathroom to this floor
- All three bedrooms benefit from fitted cupboards
- Low maintenance front garden and a well maintained good sized rear garden which has access to a garage
- Off road parking in front of the garage
- Newly installed combination boiler this year
- Being offered with no onward chain and with the house being ready to move into



All measurements, floor areas, openings and orientations are approximate and for display purposes only.
They should not be relied upon and do not form as any part of agreement.
All parties must rely on their own inspections and no liability is taken for any errors.

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**** CALL TO ARRANGE A VIEWING -** This nicely presented three bedroom semi-detached house offers comfortable and practical living space, ideal for families or those seeking a nicely maintained home. Upon entering, you are welcomed by an entrance porch, which provides a convenient area for storing outdoor clothing and shoes, as well as a pleasant space to greet your guests. The living room is situated at the front of the house and offers a cosy setting for relaxing or entertaining. To the rear, the kitchen and dining room span approximately 17'08ft in width, offering a generous area for meal preparation and family gatherings, with direct access to the garden for added convenience. Upstairs, the landing features a useful storage cupboard and leads to two double bedrooms and a third, decently sized single bedroom, all of which accommodates fitted cupboards. The family bathroom is also located on this floor. The property further benefits from a newly installed combination boiler (fitted in June this year with a five year guarantee). Ready to move into and offered with no onward chain, this house presents an excellent opportunity for all buyers who are searching for a lovely home.

The outside space is equally appealing, with a low maintenance front garden that enhances the property's kerb appeal. The rear garden is well maintained and of a good size, offering a combination of patio area, lawn space and established plant borders, perfect for outdoor dining or relaxing in the warmer months. There is also convenient access to the garage from the garden, making storage or parking straightforward (depending on the size of the vehicle). Off road parking is available in front of the garage, providing practical solutions for day to day parking. This outdoor area offers a pleasant retreat/ space, ideal for individuals, couples and families to hopefully enjoy throughout the year.









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