

Colchester Road, Leicester, LE5 2DH

Price Guide £385,000

Council Tax Band: D



An opportunity to put your own stamp on a large property that offers huge potential!

We are delighted to welcome to the market this spacious and flexible, four-bedroom, semi-detached property, located in Crown Hills, Leicester. The large, rear garden at this property makes for a versatile and low maintenance space in which to relax and entertain in this desirable family home.

Crown Hills lies to the north east of the City of Leicester. It is a popular, vibrant and diverse area where there are a range of nursery and primary schools, supermarkets, general stores, a pharmacy and parks. The home is situated in a convenient location with easy access to the A47, Leicester City Centre and the M1 motorway, offering road links across the country.

Upon entering the property, you are greeted by a large entrance hall, with a glass and wood balustrade framing the carpeted staircase to the first floor. There is radiator heating and under-stair storage and laminate flooring offers easy maintenance in this walkway with the hall allowing access to all rooms on the ground floor. From the first floor you have access to all four bedrooms and the family bathroom. The front of this property has plenty of space for parking.

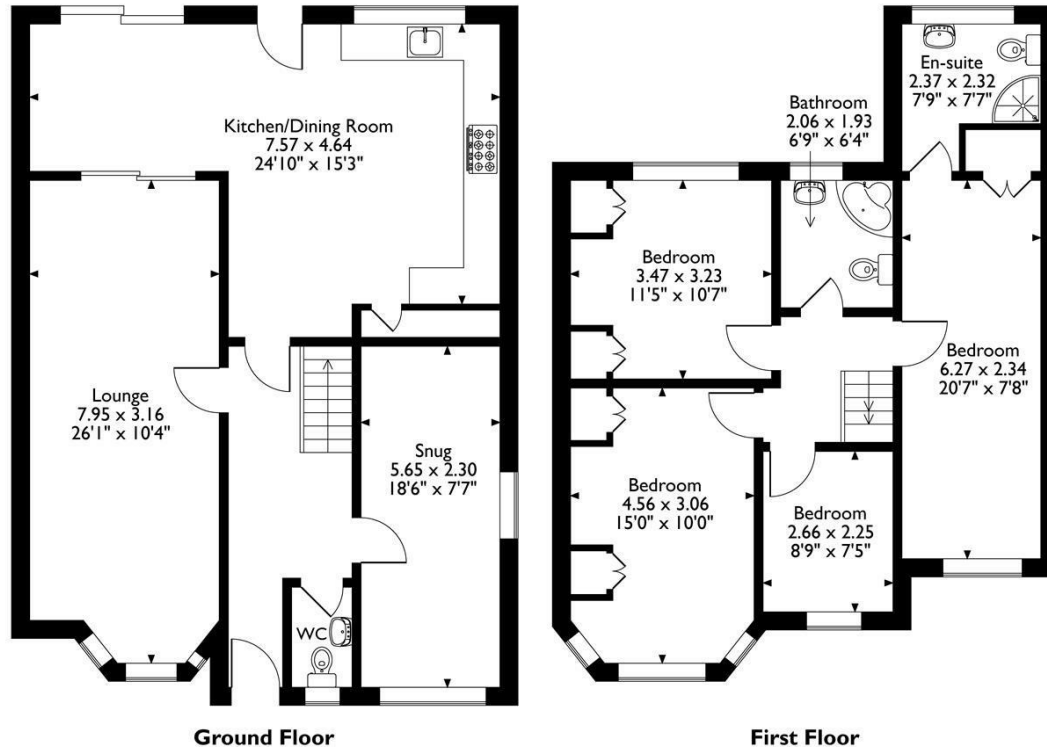
This house offers a lot of opportunity for increased social space on the ground floor, by opening up the sliding doors from the lounge and the doors to the garden.

Council Tax Band D
EPC Rating C

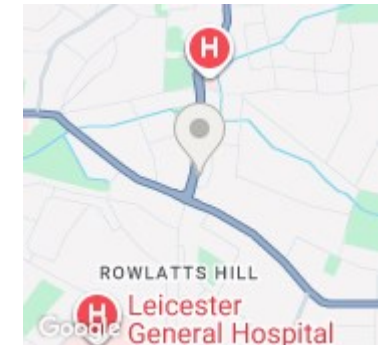


Open House Leicester

Approximate Gross Internal Area 145 Sq M/1560 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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