



GUNTHORPE ROAD, LEICESTER

OFFERS OVER £235,000

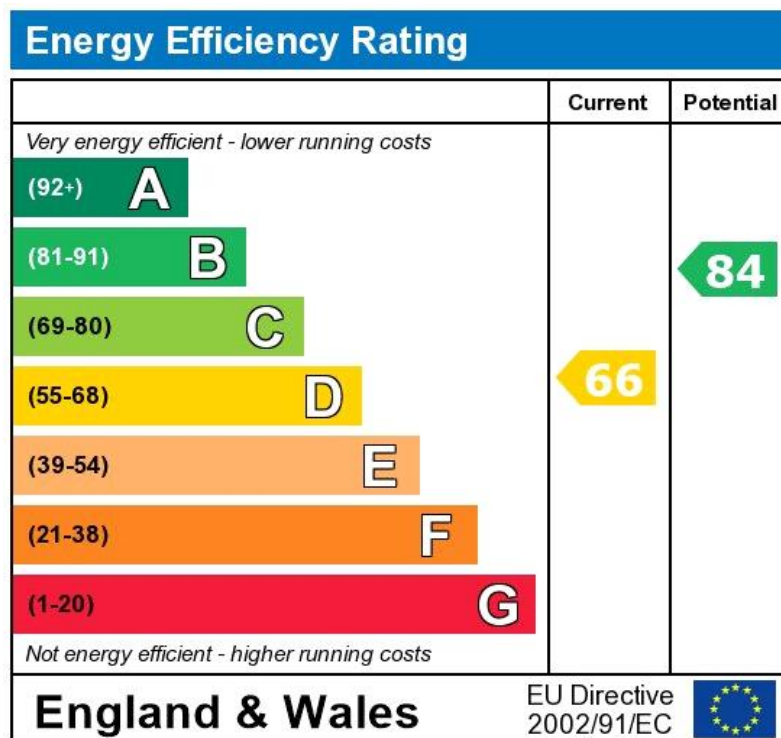


PROPERTY REFERENCE CODE: RS0183

GUNTHORPE ROAD, LEICESTER

KCR Real Estate are proud to present this well-proportioned three-bedroom semi-detached home in the popular LE3 area. Featuring a spacious reception room, kitchen/diner, downstairs bathroom, upstairs WC and a large rear garden, ideal for families, first-time buyers or investors.

- THREE-BEDROOM SEMI-DETACHED PROPERTY
- DOWNSTAIRS BATHROOM
- EXTENDED GROUND FLOOR
- FIRST-FLOOR WC
- KITCHEN/DINER
- LARGE REAR GARDEN
- SPACIOUS AND VERSATILE RECEPTION ROOM
- THREE WELL-PROPORTIONED BEDROOMS
- IDEAL FAMILY HOME OR INVESTMENT
- CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS
- POPULAR LE3 LOCATION
- CONTACT KCR REAL ESTATE FOR A VIEWING!



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

This property consists of:

KCR Real Estate are proud to present this well-proportioned three-bedroom semi-detached family home, situated in the popular LE3 area of Leicester. The property has been extended to provide additional ground-floor accommodation, offering spacious and versatile living across two floors, together with a large rear garden. This property presents an excellent opportunity for first-time buyers, growing families and investors alike.

The property provides a practical layout with well-sized living accommodation and plenty of scope for a new owner to make the home their own.

Upon entering the property, you are welcomed into the entrance hall, providing access to the main ground-floor accommodation and stairs leading to the first floor.

The principal reception space is a generous and versatile room, offering plenty of room for comfortable family living and dining. The layout provides flexibility for different furniture arrangements and can easily accommodate both a relaxing seating area and a dining space.

The property benefits from an extended rear section, which provides a spacious kitchen/diner and downstairs family bathroom. The kitchen/diner offers a practical space for everyday cooking and family meals, with a range of fitted units and work surfaces, together with space for the necessary appliances. The additional dining area provides space for a table and chairs, making this a useful social and family area.

The extended ground-floor space also incorporates the family bathroom, providing further convenience and completing the downstairs accommodation.

To the first floor are three bedrooms, providing comfortable sleeping accommodation for a family, with the rooms offering flexibility for use as bedrooms, a home office or additional living space depending on the purchaser's requirements. The first floor is further complemented by a separate WC, providing additional convenience for a busy household.

Externally, one of the property's key features is the large rear garden, offering an excellent amount of outdoor space for families, entertaining, gardening or simply enjoying the outdoors. The size of the garden provides considerable potential for those looking to create an attractive outdoor living area.

The property is situated within the LE3 area of Leicester, a popular residential location with a range of everyday amenities, local shops, schools and recreational facilities nearby.

KCR Real Estate highly recommend an internal viewing to fully appreciate the extended accommodation, layout and outdoor space on offer.

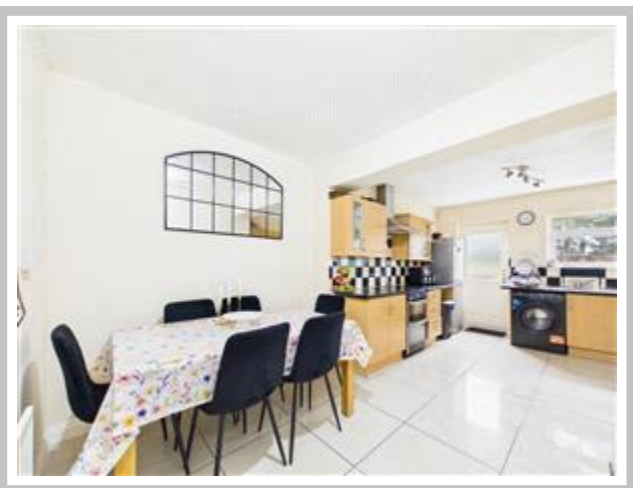
Contact KCR Real Estate today to arrange your viewing and for further information!

Council Tax Band: A

Tenure: Freehold

Parking options: Driveway

Garden details: Private Garden, Rear Garden







TENURE: We have been advised by the Vendors the property is Freehold.

It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.