



# 180 Westcotes Drive

, Leicester, LE3 0SP

## Price Guide £340,000

\*\* GUIDE PRICE - £340,000-£350,000 \*\*


An attractive traditional semi-detached home which has been thoughtfully extended to create a spacious and well-presented family residence, offered for sale with no upward chain. Blending character features with modern enhancements, the property provides versatile accommodation across three floors, ideal for growing families. Early viewing is highly recommended to fully appreciate the space and quality on offer.

The ground floor is entered via a welcoming hallway showcasing an original tiled floor and staircase rising to the first floor. There is a convenient downstairs WC, a charming bay-fronted sitting room and a further family room providing flexible living space. To the rear, the property has been extended to accommodate a contemporary fitted kitchen, complete with a range of wall and base units, integrated appliances and a breakfast bar, making it a superb space for everyday living and entertaining. A useful utility room sits just off the kitchen, offering additional storage and laundry facilities. Completing the ground floor is a separate dining room with patio doors opening out to the rear garden.

### Viewing

Please contact our Berkley Leicester Office on 0116 2544755 if you wish to arrange a viewing appointment for this property or require further information.

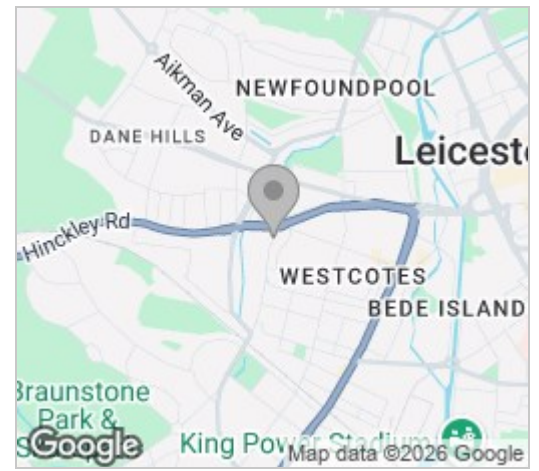


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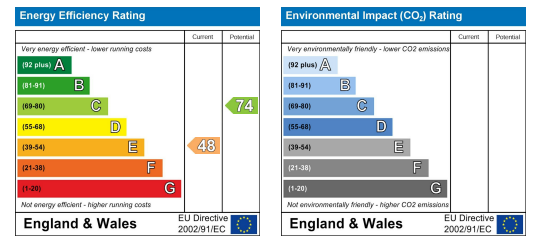
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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