

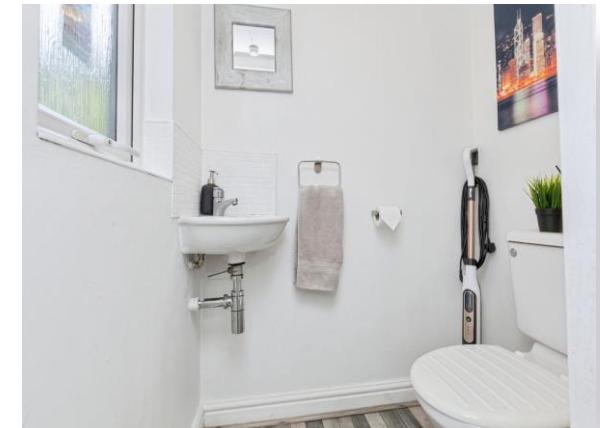


Pindar Road, Leicester LE3 9RN

welcome to

Pindar Road, Leicester

A chain-free three-bedroom end-terrace home in a family-friendly location, offering a spacious kitchen/diner, cosy lounge, a utility room with underfloor heating, a downstairs WC, plus a family bathroom with underfloor heating. The property benefits from off road parking & an enclosed rear garden.



Entrance Porch**Entrance Hall****Lounge**

Window to the front and wooden flooring.

Kitchen/Diner

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit with a filtered-water tap, radiator, L-shaped island, filtered water tap, integrated oven, hob, microwave, and extractor fan. French doors to the rear, window to the rear, sand-brushed feature wall and wooden flooring.

Utility Room

Window and door to the side. Under floor heating.

Downstairs W C

Window to the side, WC and hand wash basin.

First Floor Landing

Loft access.

Bedroom One

Window to the front, fitted storage, radiator and carpeted.

Bedroom Two

Window to the rear, fitted storage, radiator and wooden flooring.

Bedroom Three

Window to the front, fitted storage, radiator and wooden flooring.

Bathroom

Window to the rear, shower cubicle, WC, vanity hand wash basin, towel radiator, under floor heating and fully tiled.

Loft Space

The loft space is boarded and is an excellent opportunity for conversion into a fourth bedroom, subject to planning permission.

Front & Rear Of Property

To the front of the property is a driveway providing off-road parking and a Verisure alarm system that is transferable to the new owner. To the rear is a generous enclosed/fenced garden which includes a lean-to, ideal for additional outdoor storage or recreational use. The garden features both decking and a stretch of lawn.

Agents Note

The Vendor has advised that the integrated kitchen appliances included in the sale. There is an architect-prepared design for a rear-facing layout reconfiguration to create a large open-plan kitchen/dining/living space, with the current lounge proposed as a bedroom subject to planning permission. Any prospective buyer is advised to clarify this information with their legal representative.



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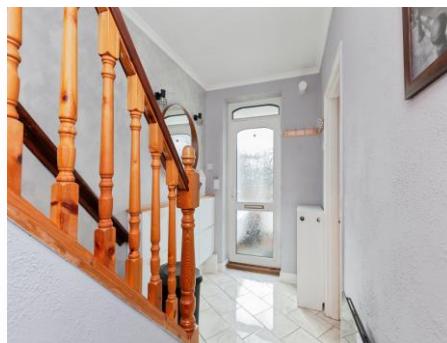
Pindar Road, Leicester

- Chain Free
- Gas Central Heating
- Fibre Broadband
- Utility Room & Bathroom with Underfloor Heating
- Driveway for Off Road Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£240,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
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