



**Sylvan Street, Leicester LE3 9GU**



**welcome to**

**Sylvan Street, Leicester**

Charming mid-terraced house in Newfoundpool, Leicester. This 3-bedroom home features 2 reception rooms, a kitchen, and a ground-floor bathroom. Enjoy a palisaded front and a rear yard accessible via a shared alleyway. Perfect for families or investors



### **Lounge**

11' 5" x 11' 4" ( 3.48m x 3.45m )

A bay window to the front and a radiator.

### **Dining Room**

12' 4" x 11' 4" ( 3.76m x 3.45m )

A window to the rear and a radiator.

### **Kitchen**

12' 4" x 5' 10" ( 3.76m x 1.78m )

A window to the side, fitted wall and base units and a combi boiler.

### **Bathroom**

A bath with wall-mounted shower, a window to the side, a WC, a handwash basin and a radiator.

### **Bedroom One**

11' 4" x 12' 11" ( 3.45m x 3.94m )

A window to the front and a radiator.

### **Bedroom Two**

12' 6" x 10' ( 3.81m x 3.05m )

A window to the rear, a radiator and an integrated storage cupboard.

### **Bedroom Three**

10' x 11' 8" ( 3.05m x 3.56m )

A window to the rear and a radiator.

### **Front & Rear Garden**



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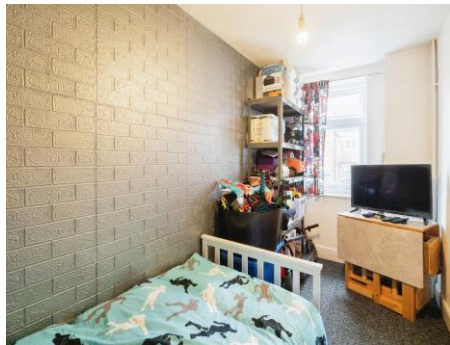


## welcome to Sylvan Street, Leicester

- Terraced
- Modern Kitchen
- Three Bedrooms
- Private Yard
- Ideal Location

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

offers over  
**£180,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LHS119092 - 0009

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