



**Duncan Road, Leicester LE2 8EE**

**welcome to**

## **Duncan Road, Leicester**

A well-presented three-bedroom semi-detached home on Duncan Road in Aylestone, offering an entrance hall, living room, dining room, kitchen, three bedrooms and a family bathroom. Close to local amenities, schools and transport links

### **Entrance Hall**

Door to the front.

### **Lounge**

Double glazed bay window to the front and double doors leading to the dining room.

### **Dining Room**

Double doors to the rear.

### **Kitchen**

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit and space for appliances. Double glazed window to the rear and door to the side.

### **First Floor Landing**

With stairs rising from the ground floor.

### **Bedroom One**

Double glazed window to the front and fitted wardrobes

### **Bedroom Two**

Double glazed window to the rear.

### **Bedroom Three**

Double glazed window to the rear.

### **Bathroom**

Double glazed window to the front, bath with shower over, WC and hand wash basin.

### **Front & Rear Of Property**

To the front of the property is a driveway. To the rear of the property is a garden laid to lawn with a patio area.





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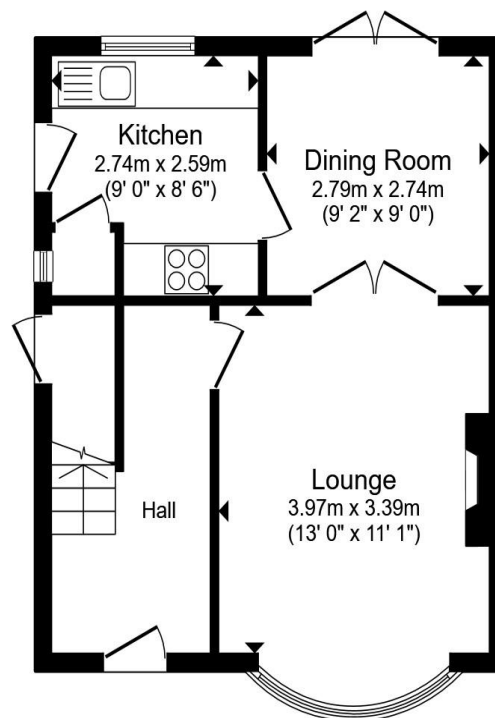
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## Duncan Road, Leicester

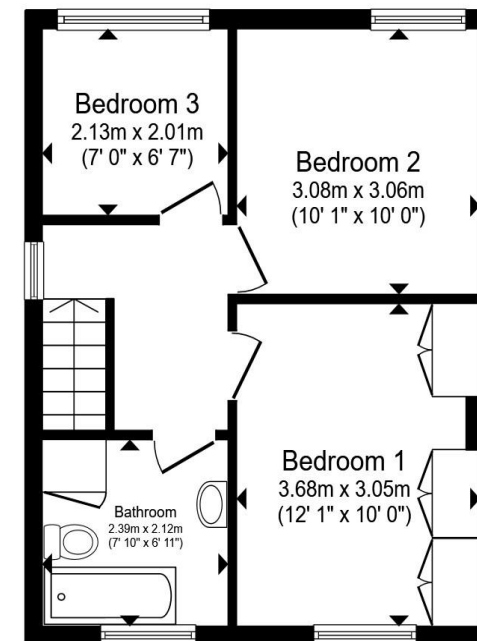
- Semi Detached
- Three Bedrooms
- Two Reception Rooms
- Ideal First Time Buyer Opportunity
- Great Location

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

offers in excess of  
**£240,000**



Ground Floor



First Floor

Total floor area 75.7 m<sup>2</sup> (815 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
LHS120643 - 0003

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