



Flatholme Road, Netherhall, Leicester,
LE5



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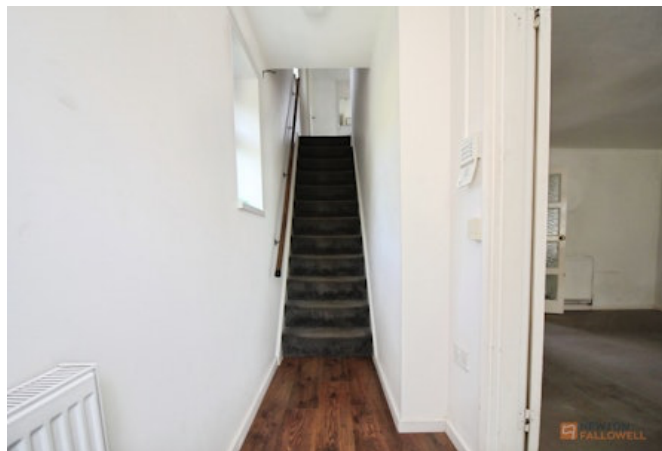
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£259,950



Key Features

- Three well proportioned bedrooms
- End of terrace house
- Available with no upward chain
- Modern open plan kitchen diner
- Tucked away larger than normal plot
- Potential to create a driveway to the front
- EPC rating C
- Freehold





Offered to the market with no upward chain, this three-bedroom end terrace home is sure to surprise and must be viewed internally to be fully appreciated. Situated within a quiet cul-de-sac in the popular suburb of Nether Hall, the property benefits from gas central heating (boiler fitted 2024), double glazing and a working alarm system. The well-proportioned accommodation comprises an entrance hall, a spacious lounge, and a modern open-plan kitchen diner, ideal for contemporary family living. To the first floor are three well-sized bedrooms and a family bathroom. Set back from the road, the property offers potential for off-road parking to the frontage, along with gardens to the side and rear providing useful outdoor space. Early viewing is highly recommended to appreciate the accommodation on offer.

Welcome to your new home

Upon entering the property, you are welcomed into a bright entrance hall with a staircase rising to the first floor and access through to the reception room. The reception space is presented with neutral décor and soft carpet flooring, complemented by a front-facing window and a useful under-stairs storage cupboard.

A standout feature of the home is the open-plan kitchen diner, fitted with a range of modern wall and base units with complementary work surfaces. The kitchen is well-equipped with an inset 1.5 bowl sink and drainer, wall-mounted boiler (Fitted 2024), 'Bosch' oven, four-ring 'Bosch' hob with extractor hood, integrated 'Bosch' dishwasher, and space for additional appliances. Dual-aspect windows allow for plenty of natural light, with a rear door providing convenient access to the garden.

Moving upstairs

Ascend to the first floor, a carpeted landing serves access to three well proportioned bedrooms, two of which are comfortable doubles and benefit from built in storage. Completing the first floor is the bathroom, fitted with a three

piece suite comprising a bath, wash basin and WC, with part tiled surrounds.

Outside

Tucked away within a cul-de-sac, this property enjoys a secluded frontage with a private front garden, offering excellent potential to be converted into off-road parking (subject to the necessary consents). Gated side access leads to a generous rear garden, ideal for families, featuring a low-maintenance layout with a combination of patio and lawn, along with a useful garden shed.

Location

Nether Hall offers excellent access to a range of local amenities, including everyday shopping facilities along nearby Uppingham Road and the Humberstone Tesco superstore. The property is also well positioned for convenient travel into the city centre, providing access to its professional quarters and mainline railway station.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Leicester - Tax Band A. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

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Making an Offer





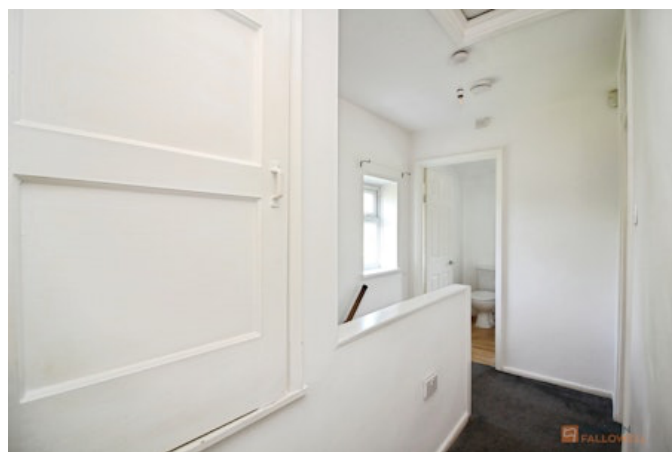
"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."

Agents Note

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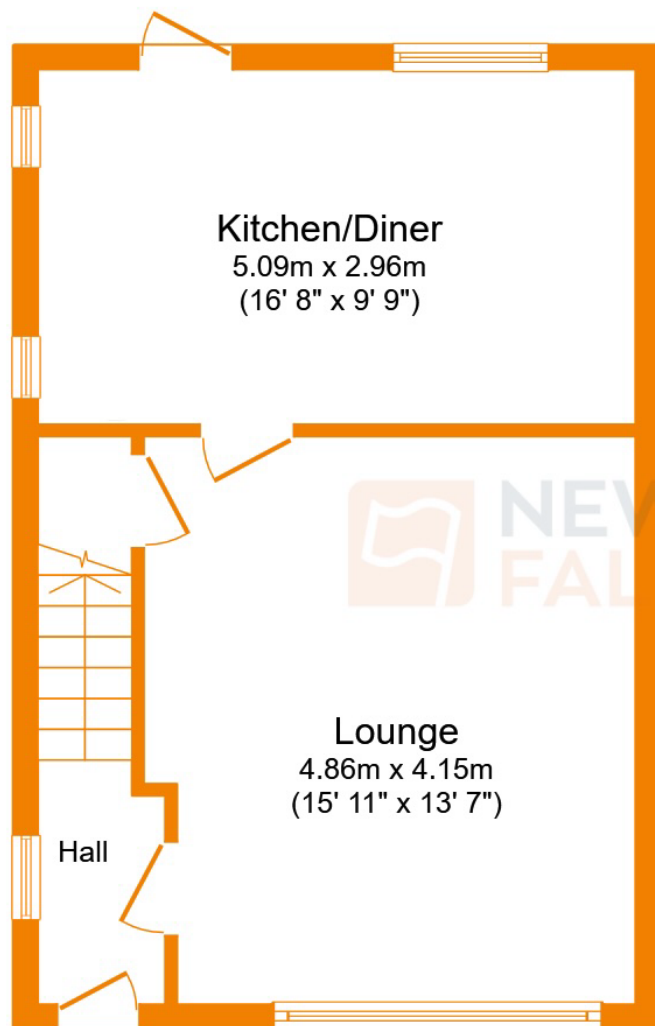
receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

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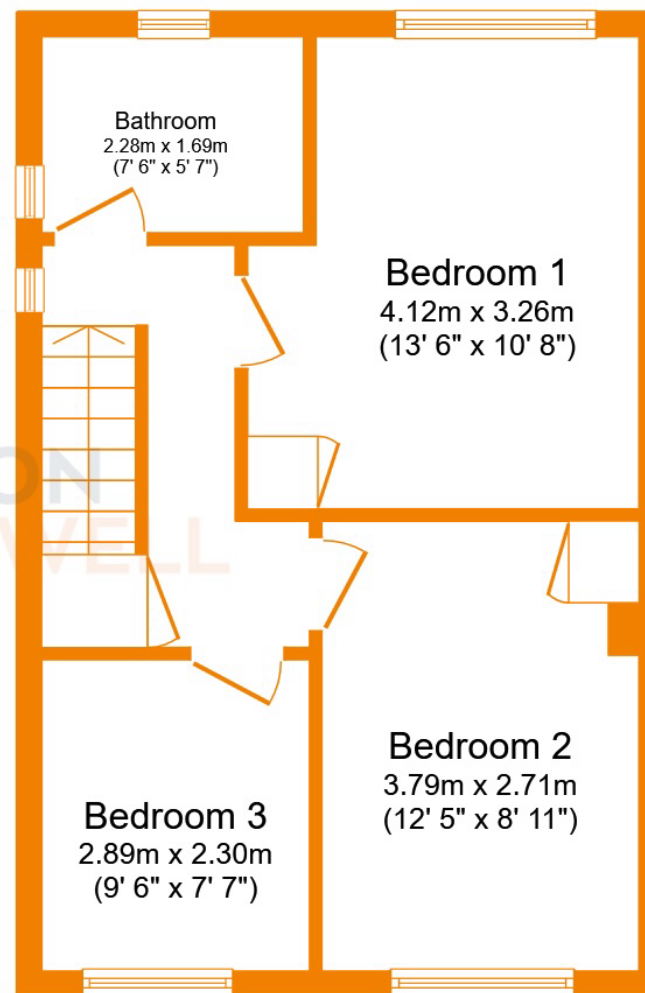
If you have a house to sell then we would love to provide you with a free no obligation valuation.







Ground Floor



First Floor

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