



Property Description

Discover modern living in this stunning three-bedroom semi-detached home, featuring a bright dual-aspect lounge that invites natural light and a spacious kitchen/diner with convenient garden access, perfect for entertaining. The ground floor also includes a utility room and a WC for added practicality. Upstairs, the master bedroom boasts an en-suite, complemented by two additional bedrooms and a family bathroom, ensuring comfort for all. Enjoy the tranquility of an enclosed rear garden, a picturesque green outlook to the front, and the convenience of allocated parking nearby. This home is an ideal blend of style and functionality, ready to welcome you.



Entrance Hall

With stairway to the first floor, radiator and wooden interior door to

Separate WC

With low level WC, vanity sink unit with cupboard beneath, radiator and vinyl flooring.

Lounge

With radiator, TV aerial point and shutters to windows.

Dining Kitchen 4.69m x 2.84m (15' 5" x 9' 4")

With a range of floor standing kitchen units with roll edge working surfaces above, gas hob with stainless steel splashback and matching extractor above. Inset stainless steel one and a half bowl drainer sink with mixer tap. Further integrated appliances include a Neff oven and there is space for a fridge freezer. Further matching range of wall mounted cupboard units. Inset ceiling spotlights, vinyl flooring and UPVC SUDG French doors to the rear garden. Wood panelled interior door to

Utility 2.00m x 1.66m (6' 7" x 5' 5")

With working surface with cupboard beneath and space for a washing machine and tumble dryer. Stainless steel drainer sink with mixer tap and wall mounted cupboard unit housing the gas combination boiler for central heating and domestic hot water. Vinyl flooring, extractor fan and door to the rear garden.

First Floor Landing

With loft access, storage cupboard and smoke alarm. Wood panelled interior door to

Bedroom One

With fitted double wardrobe unit, TV aerial point, radiator and door to...

En Suite Shower Room

With shower cubicle with shower attachment above and folding shower screen, low level WC, vanity sink unit with double cupboard beneath. Inset ceiling spotlights, vinyl flooring, extractor fan and radiator.

Bedroom Two

With radiator.

Bedroom Three

With radiator.

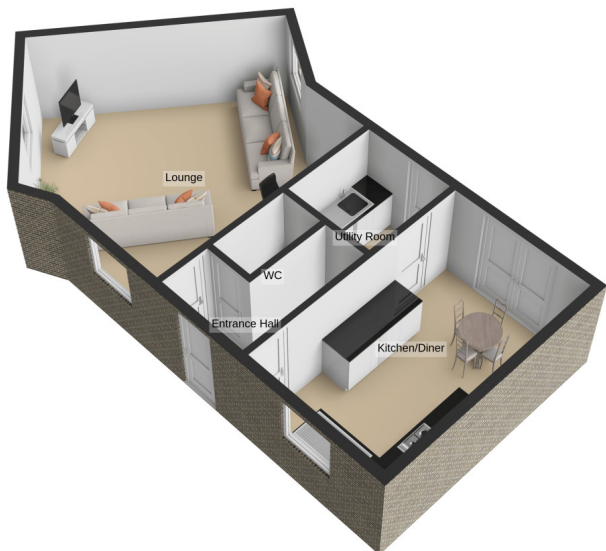
Bathroom

With panelled bath with two shower attachments, mixer tap and shower screen to side, low level WC and vanity sink unit with double cupboard beneath. Heated towel rail, inset ceiling spotlights, vinyl flooring and extractor fan.

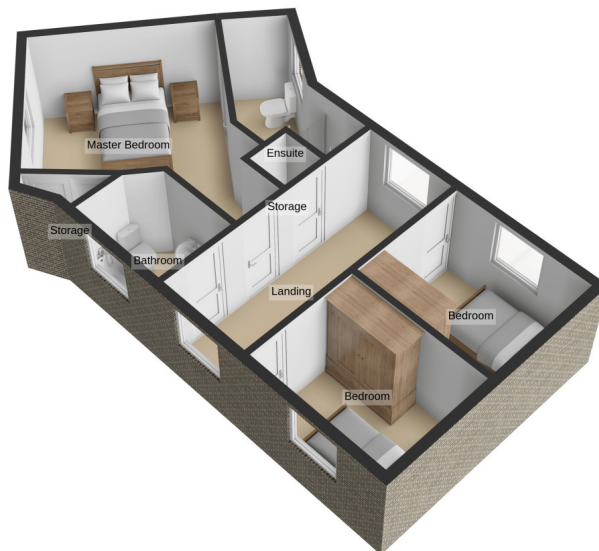
Outside

The property is nicely situated set back from the road with a front garden that is laid to lawn with stone borders and a slabbed pathway to the front door. A slabbed pathway and pedestrian gate offer access to the enclosed rear garden with a stoned and slabbed patio adjacent to the rear of the property beyond which the remainder of the garden is laid in Astroturf and stone. At the rear of the property at two allocated parking spaces.

Ground Floor
496 sq.ft. (46.1 sq.m.) approx.



1st Floor
497 sq.ft. (46.2 sq.m.) approx.



Total Floor Area : 993 sq.ft. (92.2 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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10, St. Marys Way
Elmesthorpe
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LE9 7NX

Energy rating

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This certificate expired on

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