



Chaffinch Close, Anstey Heights,
Leicester, LE4

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£245,000



Key Features

- Two well proportioned bedrooms
- Semi detached home
- Conservatory extension to the rear
- Popular and convenient residential location
- Situated along a no through road
- Boiler upgraded in 2022
- EPC rating D
- Freehold





DREAM FIRST BUY! - Occupying a position along a no through road, fall in love with this two bedroom semi-detached family home perfect for first time buyers in search of a well proportioned home in a popular residential location within walking distance to local schooling & Castle Hill Country Park. Benefiting from gas central heating and double glazed windows, the layout includes an entrance hall, lounge diner open with the modern kitchen. A conservatory completes the ground floor. Two well proportioned bedrooms can be found on the first floor as well as a contemporary bathroom. The plot offers a driveway to the front providing off road parking with timber gates opening to a lawned garden to the rear. Conveniently located for access to Beaumont Leys Shopping Centre and major road links, an early viewing is highly recommended.



Welcome to your new home

Upon entry to the home you step into the entrance hall with a staircase rising to the first floor. A door leads through to the reception room offering ample space for both formal dining and comfortable sitting. With a bay window overlooking the front elevation with shutter blinds, gas fireplace and open access through to the kitchen, fitted with a modern range of base, drawer and eye level units, Quartz work surfaces, brick effect tiling, stainless steel sink unit with mixer taps, built-in stainless steel electric oven with ceramic hob and extractor hood. The conservatory is a fantastic addition to the home offering extra living space, with tiled flooring and direct access to the rear garden.

Moving upstairs

Moving upstairs a bright and airy landing gives access to two well proportioned bedrooms. The bathroom is fitted with a contemporary three piece suite comprising a bath with shower over and screen, wash basin and WC, with a heated towel rail.

Outside

Outside, the property enjoys a private, well-maintained garden with stone tiles adjacent to the home ideal for outdoor



entertaining, family activities, or simply relaxing. With a shed and fencing to boundaries. Further enhancing the appeal is the benefit of off-road parking, adding everyday convenience with timber gates opening to a further parking space.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Leicester - Tax Band B. 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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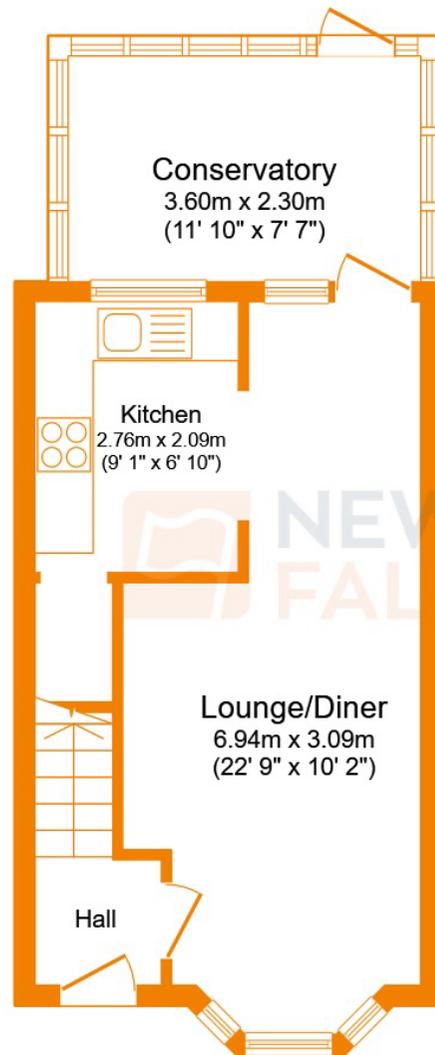
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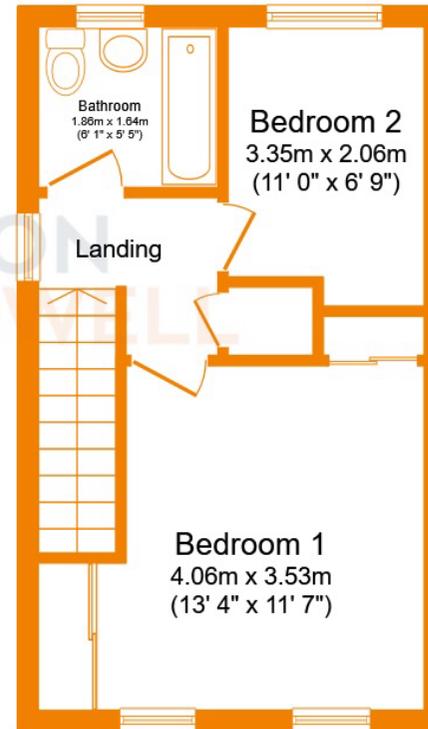








Ground Floor



First Floor

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