



Kennedy Way, Leicester Forest East, LE3



£270,000



Key Features

- Two double bedrooms
- Extended semi detached bungalow
- Lounge & conservatory
- Perfect for those in search of single storey living
- Driveway, carport and garage
- Gas central heating and double glazing
- EPC rating TBC
- Freehold





An excellent opportunity for those looking to downsize, this two bedroom semi detached bungalow is extended to the rear and must be viewed in person to be fully appreciated. Benefiting from gas central heating and double glazing throughout, the layout includes an I-shaped entrance hall, lounge, conservatory, kitchen, two double bedrooms and shower room. Situated in a popular location, the plot offers parking to the front, carport leading to a garage at the rear where a gravelled and lawned garden can also be found. Sure to attract immediate interest, an early viewing comes strongly recommended to avoid disappointment.

Welcome to your new home

Upon entry to the home, you step into the hallway, with access to all of the internal layout. Positioned around a feature electric fireplace, the reception room offers wood effect flooring and sliding doors leading to the conservatory offering additional living space. The kitchen is fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include an inset sink and drainer with mixer tap, built in oven, hob with extraction hood above and space for appliances. With a window to the front elevation and spotlighting.

The internal layout includes two double bedrooms, both with built in wardrobes. The shower room is fitted with a three piece suite comprising a shower cubicle with Triton shower, pedestal wash hand basin and wc, with tiled walls and flooring. There is also a central heating radiator, spotlighting and a window to the side elevation.

Outside

The plot offers a lawned front garden with a driveway to the side providing off road parking and giving access to the garage. Gated access leads to a lawned and gravelled rear garden enclosed by fencing. There is also an outside tap.

Location

The property is situated within the highly sought after residential area of Leicester Forest East, some four miles west of Leicester. The area boasts nearby a pharmacy, dentist, opticians, Library and Post Office and many recreational facilities including Rainbows, Brownies, Guides, Scouts, Beavers, Bridge and Gardening Clubs. The area is served by Forest House Medical Centre and Public Houses include The Red Cow and Forest Park Inn. Local supermarket facilities can be found at the Co-op Tesco Express and Premier Convenience Store and more comprehensive shopping can be found at Fosse Park Shopping Centre and Leicester City centre.

For the commuter, the M1 is accessible at Jct 21 which intersects with the M69. There are rail services available from Narborough and also Leicester and which has services to London St Pancras International, which can be reached in approximately 1 hour.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Blaby District Council - 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.

Need Independent Mortgage Advice?

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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.”

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