

FLOOR PLAN

DIMENSIONS

**Lounge**  
11' 4" x 10' 9" (3.35m 1.22m x 3.05m 2.74m )

**Dining Room**  
15' 1" x 10' 9" (4.57m 0.30m x 3.05m 2.74m)

**Kitchen**  
12' 2" x 5' 11" (3.66m 0.61m x 1.52m 3.35m )

**Downstairs Shower Room**

**Landing**

**Bedroom One**  
12' 2" x 11' 4" (3.66m 0.61m x 3.35m 1.22m)

**Bedroom Two**  
12' 0" x 9' 3" (3.66m 0.00m x 2.74m 0.91m)

**Bedroom Three**  
13' 0" x 5' 9" (3.96m 0.00m x 1.52m 2.74m )

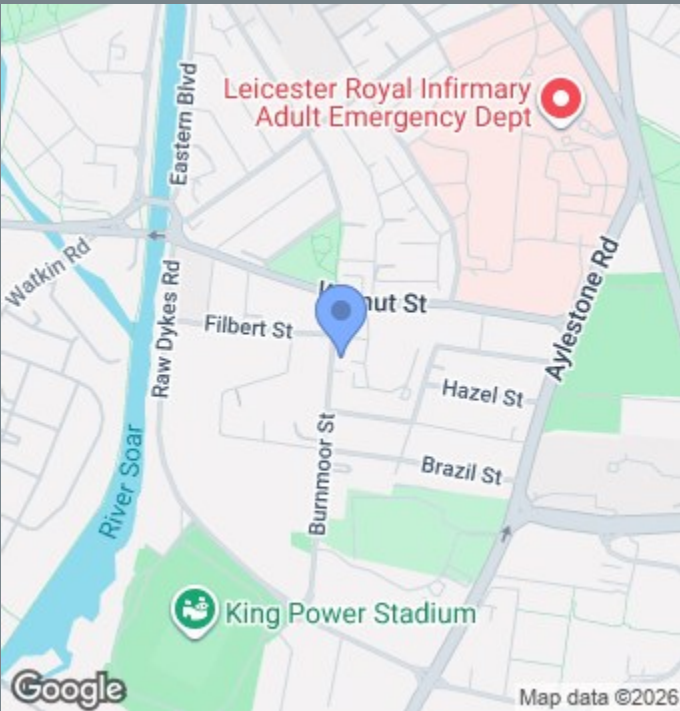


# OVERVIEW

- Ideal First Time Or Investment Purchase
- Fabulous Location Close To City
- Lounge & Dining Room
- Fitted Kitchen
- Downstairs Shower Room
- Three Bedrooms
- Low Maintenance Garden
- Viewing Is Highly Recommeded
- Council Tax Band - A
- Freehold, EER Rating - D

# LOCATION LOCATION....

Burnmoor Street enjoys a wonderfully convenient position on the edge of Leicester city centre, making it a great choice for anyone wanting amenities, green spaces & excellent transport links close at hand. Everyday shopping is easy with local convenience stores, supermarkets & a great selection of cafés, takeaways & independent businesses nearby, while Narborough Road and the city centre offer an even wider choice of shops, restaurants & entertainment. Families are well catered for with Hazel Community Primary School just a short stroll away and further schooling nearby. For time outdoors, Bede Park is within easy reach with open green space & riverside walks beyond, while the nearby River Soar & canal provide pleasant routes for walking & cycling. The location is particularly handy for city life, with the King Power Stadium close by and Leicester city centre easily accessible. Leicester railway station is around a mile away, with frequent local bus services and straightforward road links towards the Aylestone Road, Narborough Road, A563, M1 & M69, making Burnmoor Street a brilliantly connected place to call home.



# THE INSIDE STORY

*Offered to the market with no onward chain, this spacious three bedroom terraced home provides well proportioned accommodation with plenty of scope to make it your own. With two reception rooms & a practical layout it would make a great first time purchase or investment opportunity. Step inside to the lounge positioned at the front of the home. A large window allows plenty of natural light into the room while there is ample space for sofas & additional furniture creating a comfortable everyday living space. Moving through the property is a separate dining room overlooking the rear. Generously sized with room for a dining table & chairs this is a useful second reception room which could equally be arranged as an additional sitting room or provide space for a home working area. The fitted kitchen offers a good range of wall & base units providing plenty of cupboard storage alongside useful worktop space for preparing meals. There is space for the usual appliances & access towards the rear of the property. Completing the ground floor is a convenient shower room fitted with a shower cubicle, low level WC & wash hand basin. Upstairs the landing leads to three bedrooms providing flexible accommodation for a couple or family. The third bedroom would also work well as a nursery, dressing room or dedicated home office depending on individual needs. Outside is a low maintenance rear garden offering space for outdoor seating & pots while keeping ongoing upkeep to a minimum. With three bedrooms, two separate reception rooms, a ground floor shower room & no onward chain, this is a practical home with plenty of potential for its next owner.*

