



28 Flatholme Road
Leicester, LE5 1LR



Mercedes Barker
Partnered With
Simpsons
Property Experts

An excellent opportunity to acquire this three-bedroom home, occupying a generous corner plot within the sought-after Netherhall area of Leicester. The property offers well-proportioned accommodation, excellent off-road parking and attractive front and side gardens.

The ground floor comprises an entrance hall, spacious lounge, open-plan kitchen/diner and convenient downstairs WC. The kitchen is fitted with a range of contemporary gloss wall and base units, work surfaces, inset oven, electric hob with extractor, one-and-a-half bowl sink and mixer tap, plus plumbing for a washing machine. There are tiled splashbacks, inset ceiling spotlights and a boiler installed in October 2023, with windows to the side and rear and a door leading directly onto the garden.

To the first floor are three bedrooms, with the first two being generous doubles benefiting from built-in cupboards. The third bedroom enjoys a front-facing window. A family bathroom completes the accommodation, fitted with a panelled bath with mains-operated shower over and glass screen, wash hand basin and WC.

Externally, the property benefits from a substantial side driveway providing parking for 2-3 vehicles, together with front and side lawned gardens, offering excellent outdoor space.

The property is offered with vacant possession and no upward chain, making it an appealing choice for first-time buyers, families or investors.

Offers in excess of £250,000



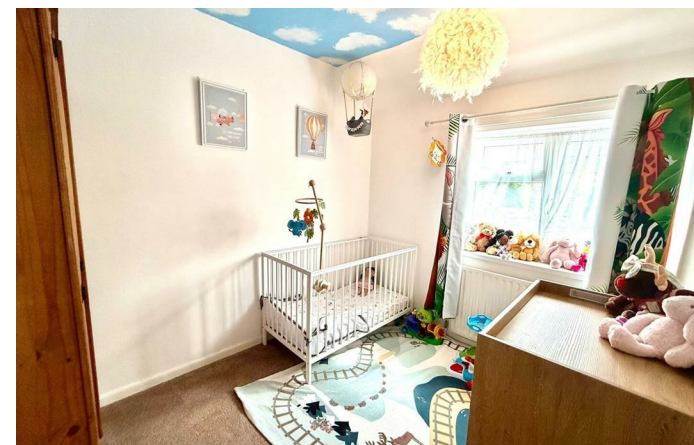
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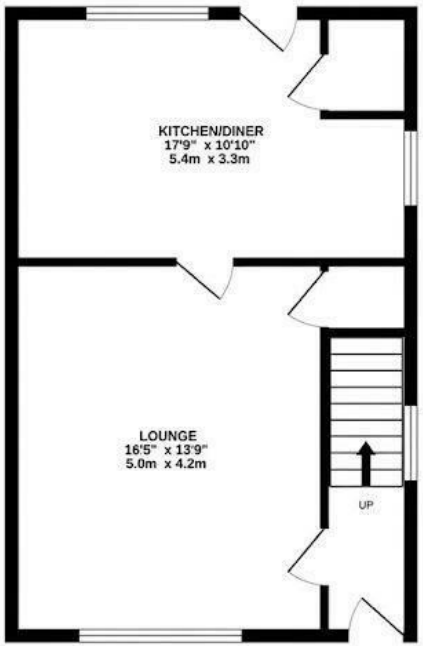
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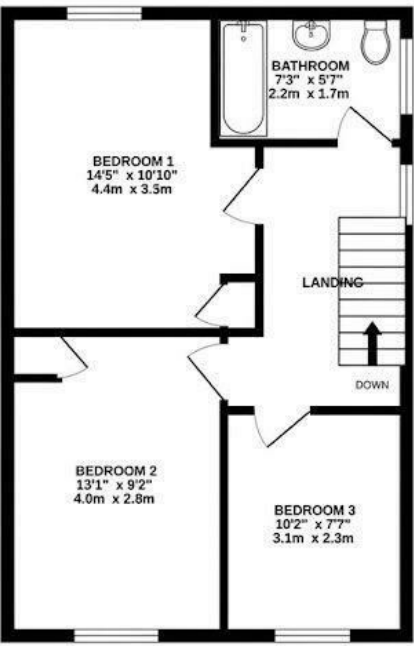
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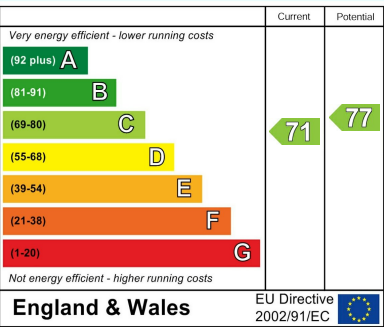
GROUND FLOOR
484 sq ft. (44.9 sq.m.) approx.



1ST FLOOR
484 sq ft. (44.9 sq.m.) approx.



Energy Efficiency Rating





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