



## 3 Yarrow Close, Leicester, LE5 1TB

### Offers over £280,000



Nestled in the charming Yarrow Close, Hamilton, Leicester, this delightful link-detached house offers a perfect blend of comfort and modern living. Spanning an impressive 1,130 square feet, this three-bedroom family home is ideal for those seeking space and convenience.

Upon entering, you are greeted by a welcoming through lounge that provides a warm and inviting atmosphere. The well-appointed kitchen diner is a highlight of the property, offering ample space for family meals and gatherings. Plenty of wall and base level cupboards and island allowing bar stool seating.

The property boasts three generously sized bedrooms, (2 x doubles 1 x single) providing plenty of room for family members. All three bedrooms have fitted wardrobes ensuring plenty of storage. The bathroom is conveniently located to serve all bedrooms, making morning routines a breeze.

One of the standout features of this home is the generous garden, which is not only a lovely outdoor space but also includes a custom-built bar, perfect for summer gatherings. The garden offers a tranquil retreat, ideal for enjoying sunny afternoons or hosting barbecues.

Additionally, the property benefits from off-street parking, complete with a carport, ensuring that your vehicles are secure and easily accessible.

Close proximity to highly rated schools, making it an attractive option for families with children. Additionally, a large supermarket is conveniently located nearby, catering to all your shopping needs. For those who require easy access to transport links, the property is well-positioned with straightforward connections to major motorways.

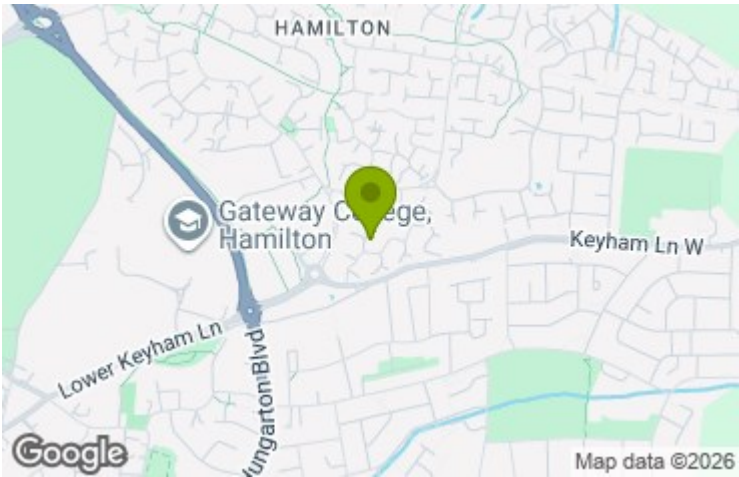
- Three Bedroom
- Fitted Wardrobes
- Off Street Parking - Car Port
- Generous Garden
- Through Lounge
- Ideal First Home or Downsizing
- Potential to Extend
- Near Schools
- Near Supermarkets
- Call Set To Let Estate Agents

### Viewing

Please contact our Set To Let Office on 01162436464

if you wish to arrange a viewing appointment for this property or require further information.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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