





Rossett Drive,Leicester LE4 0LP

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Rossett Drive, Leicester

This well-presented three-bedroom semi-detached home offers spacious and versatile accommodation. Benefiting from a lounge/dining room, fitted kitchen, three bedrooms, off-road parking, and a rear garden, the property also offers potential for future enhancement subject to the necessary consents.

Entrance Hall
Door to the front.

Lounge/Dining Room
Window to the front, french doors to the rear, fire place and radiator.

Kitchen
Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, radiator, spotlights, laminate flooring, integrated oven, hob, microwave and dishwasher. Window to the rear.

Pantry
With wall and base units.

First Floor Landing
Window to the side and radiator.

Bedroom One
Window to the front, fitted wardrobes and radiator.

Bedroom Two
Window to the rear and radiator.

Bedroom Three
Window to the front and radiator.

Bathroom
Window to the rear, bath with shower over, hand wash basin and radiator.

Separate W C
Window to the side and WC.

Front & Rear Of Property
To the front of the property is off road parking. To the rear of the property is a generous rear garden featuring lawn and patio areas, providing the perfect setting for outdoor dining, entertaining, or simply relaxing. Mature planting and established borders create an attractive backdrop, while the size of the garden offers plenty of scope for keen gardeners.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









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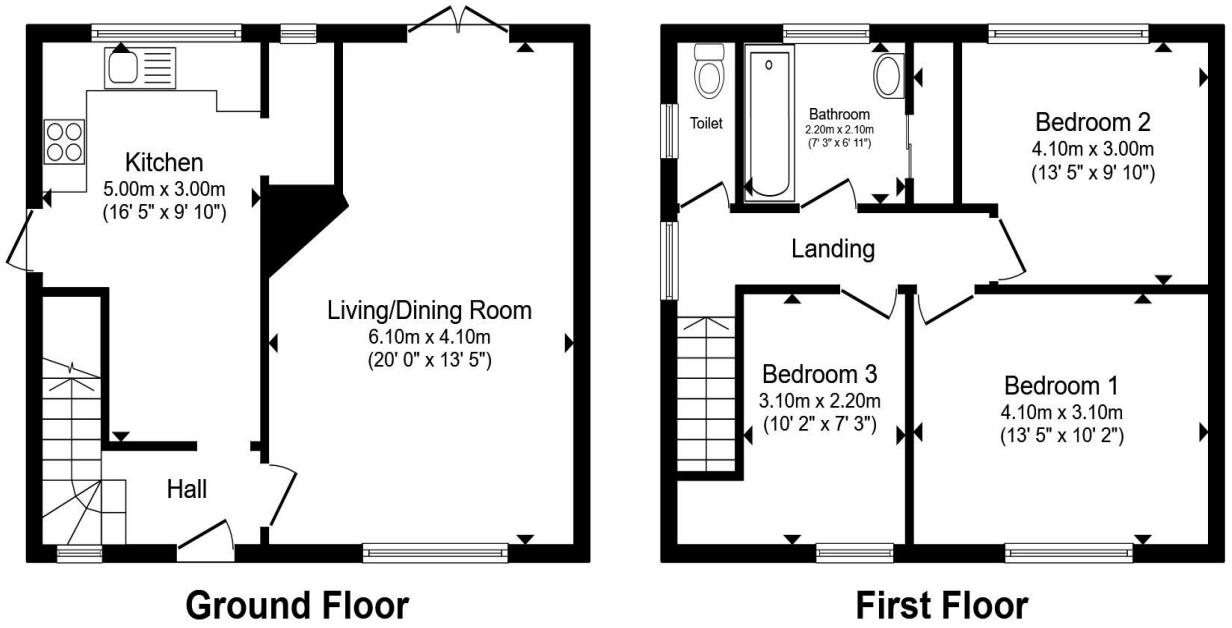
Rossett Drive, Leicester

- Three-bedroom Semi Detached
- Sought-after Location
- Spacious Lounge/Dining Room
- Fitted Kitchen
- Rear Garden

Tenure: Freehold EPC Rating: C
Council Tax Band: B

offers over

£270,000



Total floor area 89.3 m² (961 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
LHS120260 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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