



1 Shelduck Close,
Leicester,
LE8 6ZF



£289,950

A beautifully presented three-bedroom semi-detached home occupying a desirable cul-de-sac position, close to an attractive open green.

The property has been extremely well cared for by the current owners and offers bright, well-proportioned accommodation ideally suited to modern family living. Highlights include a spacious L-shaped lounge and dining area, a contemporary fitted kitchen with integrated appliances, three bedrooms and a refitted modern family bathroom.

Outside, there is a generous driveway providing ample off-road parking, attractive gardens to the front and rear and a converted former garage offering a highly versatile additional space, ideal as a home office, gym, playroom or hobby room.

A superb opportunity in a popular residential location and one which is highly recommended for viewing.



Entrance Hallway

Entered via a UPVC front door, with tiled flooring and access to the ground floor accommodation.

Living Room

15'3" x 13'6"

A generous principal reception room with a UPVC double glazed window to the front, radiator and staircase rising to the first floor. An open archway leads through to the dining area.

Dining Room

10'0" x 7'8"

Providing ample space for a family-sized dining table and chairs, with UPVC double glazed doors opening into the garden.

Kitchen

10'2" x 7'3"

Fitted with an attractive range of modern gloss-fronted wall and base units with contrasting work surfaces over, together with complementary contemporary fittings and under-unit lighting. Integrated appliances include a five-ring gas hob with extractor above, double electric oven, together with space / plumbing for a washing machine, dishwasher and a fridge / freezer. A UPVC double glazed window overlooks the rear garden.

Ground Floor W/c

With a window to the front aspect, fitted with a low level w/c and an inset wash basin with storage under. Heated towel rail / radiator.

First Floor Landing

With a window to the side aspect and doors off to all first floor accommodation.

Bedroom One

10'0" x 8'0"

With a window to the front aspect, radiator.

Bedroom Two

11'8" x 8'9"

With a window to the rear aspect, radiator.

Bedroom Three

7'4" x 6'11"

With a window to the rear aspect, radiator.

Family Bathroom

With a window to the the front aspect, having been refitted with a low level w/c, bath with rainfall shower over and a glass screen and a wash basin with storage under. Heated towel rail / radiator.

Outside

To the front is a generous driveway laid to a combination of tarmac and ornamental stones. The driveway leads to the former detached garage, measuring approximately 15'0" x 7'9", which

has been adapted to create a versatile additional room with inset ceiling lighting, UPVC double glazed window and side access. This space would lend itself particularly well to use as a home office, playroom, gym or hobby room, subject to individual requirements.

To the rear is a generous and beautifully maintained garden, offering an excellent space for outdoor dining, entertaining and family use.

Offer Procedure

Offer Procedure - If you are obtaining a mortgage on this property, one of our qualified mortgage consultants can contact you to qualify the offer on behalf of our vendors.

In order to satisfy money laundering regulations Fox Country Properties Ltd are required to carry out checks to verify each parties identity and funding.

Mortgages

Independent Mortgage advice is available through this office. If you wish to speak to our Independent Financial Adviser, please call our office to arrange an appointment.

Thinking Of Selling?

As a proudly independent estate agency, we combine extensive local knowledge with a genuinely personal approach to moving home.

Our experienced team is committed to providing honest advice, proactive communication and attentive service from your first enquiry through to completion.

For sellers, we bring together carefully considered marketing and skilled negotiation to achieve the best possible result.

For buyers, we take the time to understand what matters most and help you find the right home. Thinking of selling? Contact our team to arrange a no-obligation market appraisal.

Notes For Purchasers

Notes For Purchasers - While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be 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.

(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(5) Fox Country Properties Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

Opening Hours

MONDAY - FRIDAY : 9:30am - 17:00pm

SATURDAY : 9:30am - 13:00pm

SUNDAY - Closed



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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