

FLOOR PLAN

DIMENSIONS

Porch

Entrance Hall

Lounge
17'8 x 10'8 (5.38m x 3.25m)

Dining Area
8'5 x 8'6 (2.57m x 2.59m)

Kitchen
11'11 x 7'10 (3.63m x 2.39m)

Downstairs Shower Room
9'5 x 4'2 (2.87m x 1.27m)

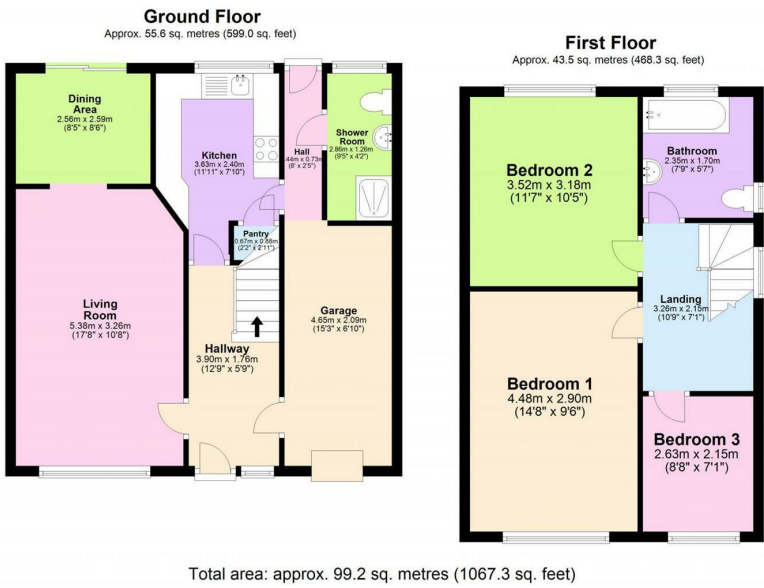
Landing

Bedroom One
14'8 x 9'6 (4.47m x 2.90m)

Bedroom Two
11'7 x 10'5 (3.53m x 3.18m)

Bedroom Three
8'8 x 7'1 (2.64m x 2.16m)

Bathroom
7'9 x 5'7 (2.36m x 1.70m)

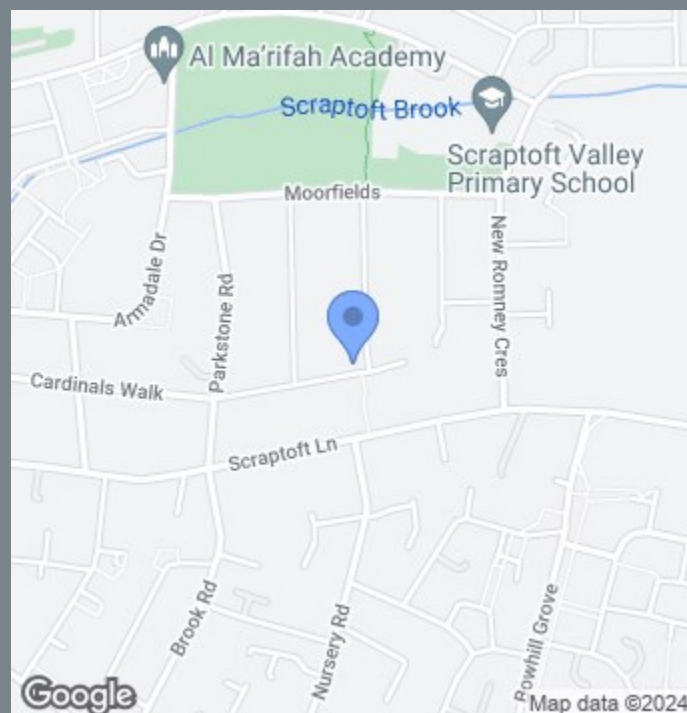


OVERVIEW

- Semi Detached Family Home
- No Onward Chain
- Porch & Entrance Hall
- Lounge Diner & Fitted Kitchen
- Downstairs Shower Room
- Three Bedrooms & Family Bathroom
- Driveway & Garage
- Enclosed Garden
- EER Rating- C Freehold
- Council Tax Band - B

LOCATION LOCATION....

The property is within a convenient established residential area close to local amenities including shops, schools and public transport, Scraptoft village and Tesco supermarket. There are good communication links to the main road network, ring road and Leicester city centre.



THE INSIDE STORY

This lovely semi detached family home with the added benefit of no onward chain and in a popular location really deserves and internal viewing to fully appreciate its potential. Upon arrival, you are greeted by a welcoming porch which has room for coats and shoes and then step through the front door into a bright entrance hall, offering a warm welcome to residents and guests alike. The spacious lounge diner is the epitome of comfort and versatility. Flooded with natural light streaming through the window to the front, this room creates an inviting atmosphere for relaxation and entertaining. Patio doors open onto the rear garden, seamlessly blending indoor and outdoor living spaces and providing easy access to alfresco dining or leisure activities. The kitchen is fitted with a range of wall and base cabinets, ample counter space and has a sink drainer with mixer tap. Conveniently located on the ground floor, the shower room offers added functionality and serves as a practical addition for busy households or guests, enhancing convenience and comfort. This residence comprises three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The family bathroom has a low level wc, wash hand basin and bath with shower over. Step outside into the enclosed rear garden, a delightful space for outdoor enjoyment and recreation. Whether hosting summer barbecues, gardening, or simply basking in the sunshine, this garden offers endless possibilities for enjoyment and relaxation.

