



Marwood Road, Leicester, LE4

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Sell MyHomeTM
.co.uk



- THREE BEDROOM SEMI DETACHED HOME
- OFF ROAD PARKING
- IDEAL LOCATION
- AMPLE STORAGE
- DOWNSTAIRS W/C
- OUTSIDE STORES
- PERFECT FOR FIRST TIME BUYERS & DOWNSIZERS & INVESTORS

SellMyHome are pleased to present to the market this stunning THREE BEDROOM FAMILY HOME on the highly sought-after Marwood Road in Leicester.

This beautifully presented property offers a perfect blend of style, comfort, and practicality, making it an excellent choice for first-time buyers, growing families, or investors.

As you step into the property, you are welcomed by a hallway that leads into a warm and inviting living room and open-plan kitchen and dining area. This bright and spacious space benefits from plenty of natural light, making it perfect for family gatherings or relaxing evenings. The contemporary kitchen is thoughtfully designed, featuring sleek units, and ample countertop space, with access to the low-maintenance rear garden.

Upstairs, you will find three generously sized bedrooms, all designed for modern living. Bedrooms One & Two benefit from built-in storage space and a three-piece modern bathroom.

Externally, the property features a low-maintenance rear garden that offers a tranquil retreat, ideal for outdoor dining and leisure activities. To the front, the property benefits from driveway parking, providing convenient off-street parking for multiple vehicles.

Perfectly situated for access to Leicester's vibrant city centre, schools, and local amenities. With nearby shops, parks, and public transport links, as well as easy access to the motorway for commuting, this home ticks all the right boxes.

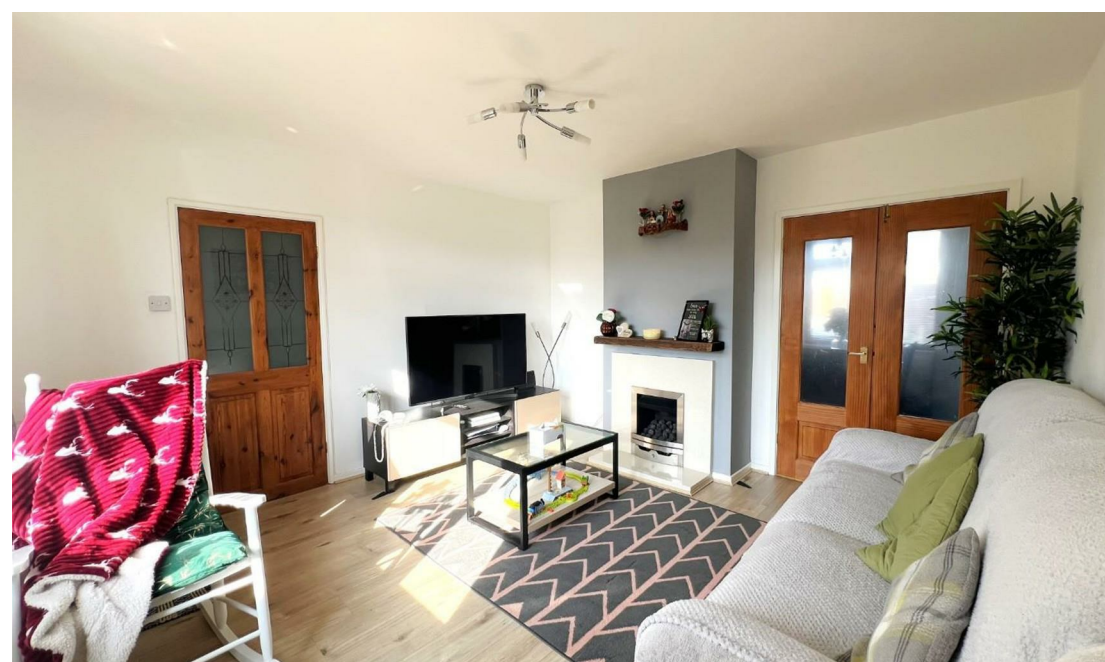
This fantastic property has been meticulously maintained and is ready for you to move straight in.

Don't miss the opportunity to make this charming house your new home.

Contact SellMyHome today to arrange your viewing!

Tenure: Freehold
Council Tax Band: A

Price Guide: £270,000

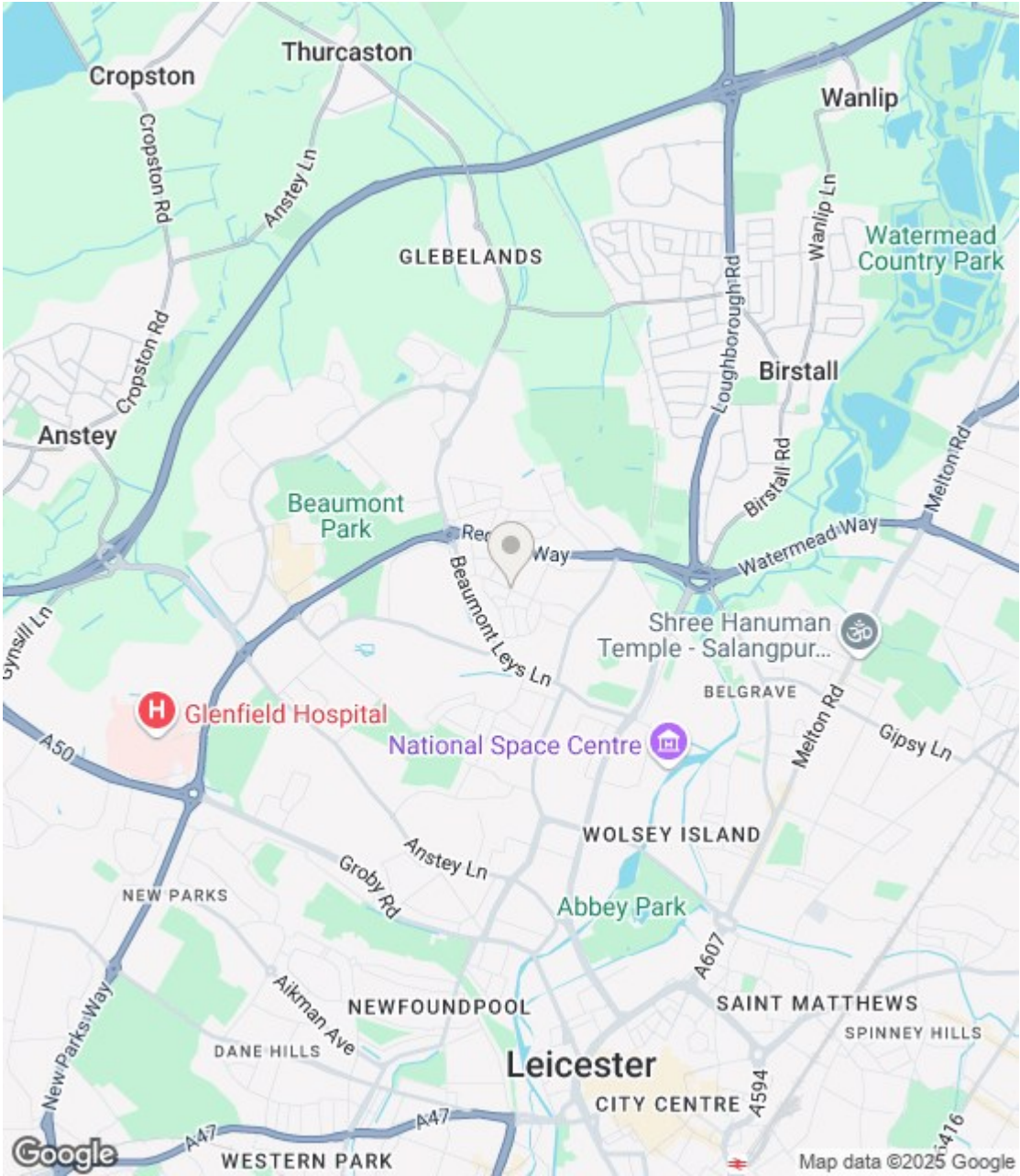






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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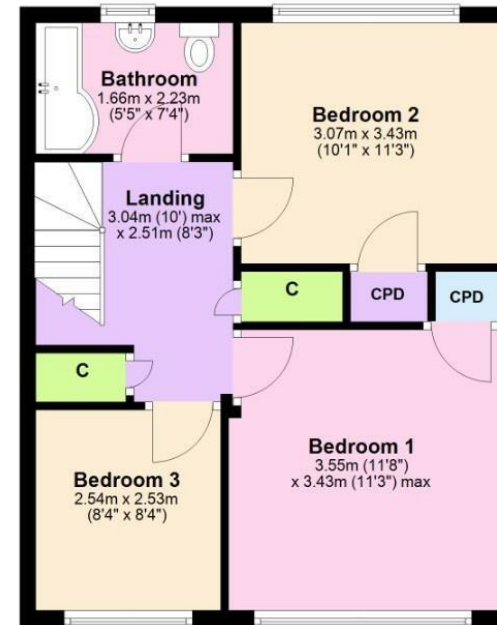
Ground Floor

Approx. 49.8 sq. metres (536.0 sq. feet)



First Floor

Approx. 44.3 sq. metres (476.7 sq. feet)



Total area: approx. 94.1 sq. metres (1012.7 sq. feet)

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