



368 Abbey Lane, Leicester, LE4 2AF

Sell My Home are pleased to present to the market this generously sized, three bedroom semi-detached house located on Abbey Lane. This property could make a worthwhile family home or investment opportunity.

As you enter the property you find an entrance hall with carpeted stairs and doorways leading to the lounge and kitchen.

The lounge is generously sized and benefits from a mounted fireplace.

The kitchen is generously sized and finished with dark blue tiling, lots of storage and space for freestanding appliances. There are doorways to the second reception room and to the rear garden.

The second reception room is finished with new dark grey carpeting.

Price Guide £270,000

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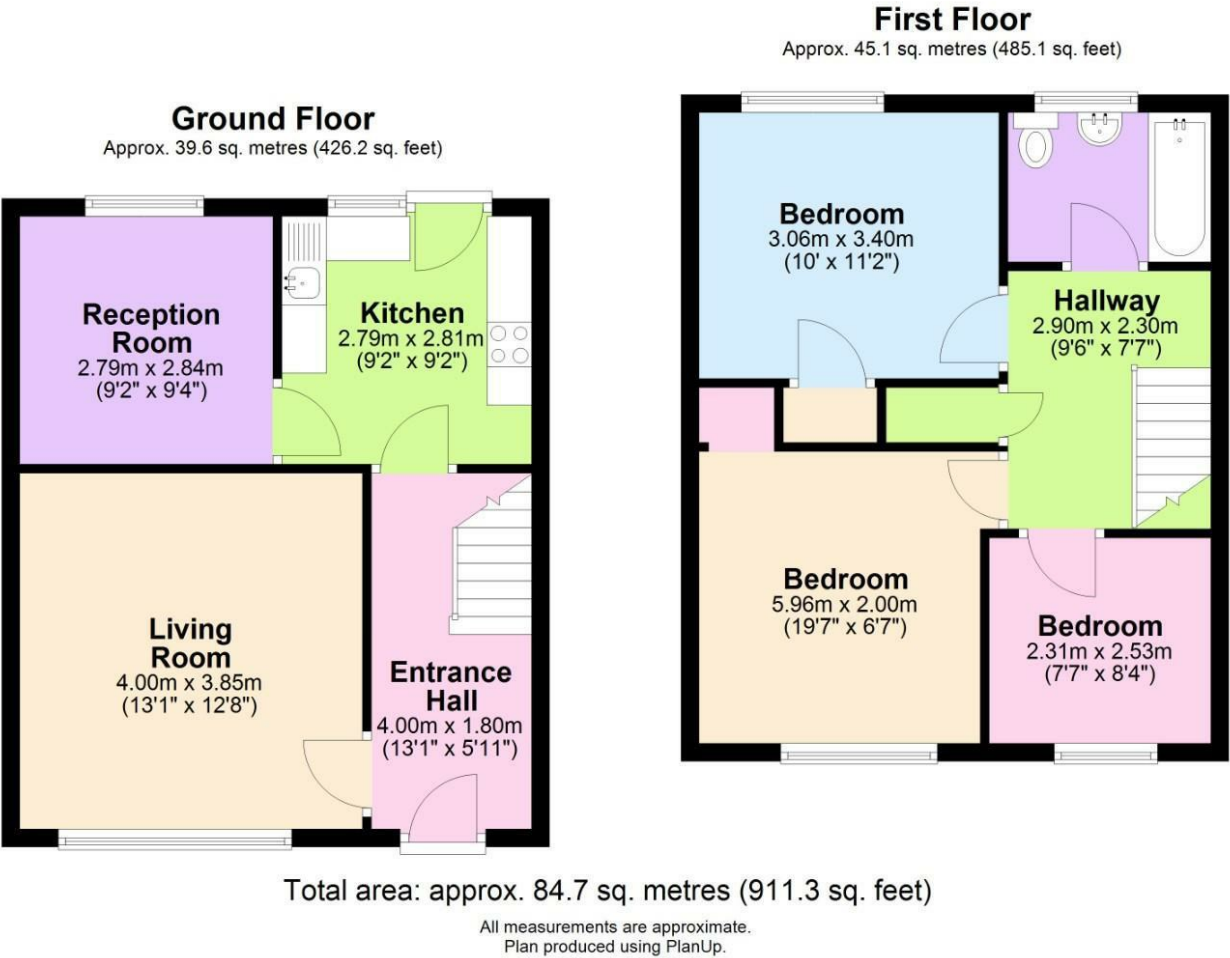






Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs	 <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-28) F</p> <p>(1-20) G</p>		Very environmentally friendly - lower CO ₂ emissions	 <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-28) F</p> <p>(1-20) G</p>	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		