



**29 KENNEDY
WAY, LEICESTER FOREST
EAST LE3 3HW**

£260,000
FREEHOLD



0116 236 7000



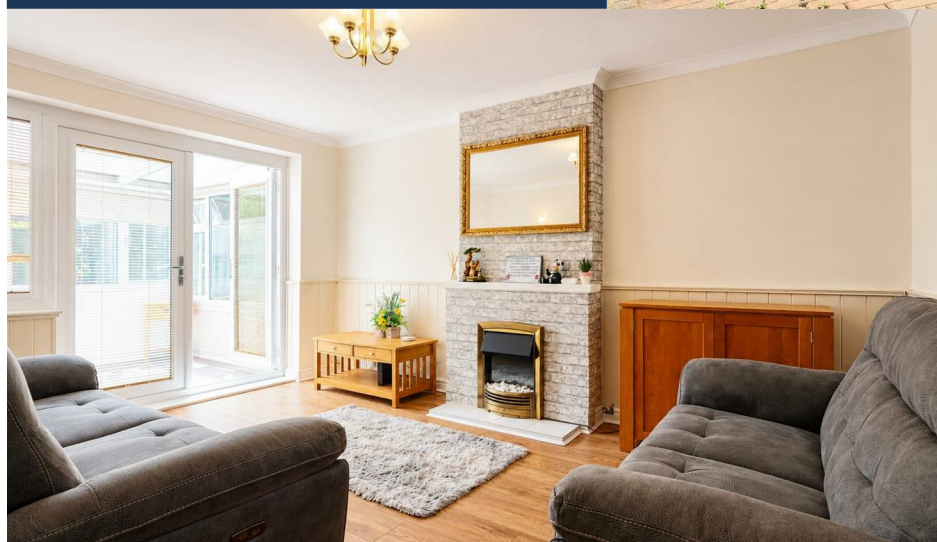
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13 The Nook, Anstey, Leicester,
Leicestershire, LE7 7AZ



JUDGE ESTATE AGENTS ARE DELIGHTED TO OFFER FOR SALE THIS EXTENDED TWO-BEDROOM SEMI-DETACHED HOME, LOCATED ON THE POPULAR KENNEDY WAY IN LEICESTER FOREST EAST AND AVAILABLE WITH NO UPWARD CHAIN. HAVING BENEFITED FROM A NUMBER OF UPGRADES BY THE CURRENT OWNER, THE PROPERTY OFFERS SPACIOUS AND WELL-MAINTAINED ACCOMMODATION THROUGHOUT. THE ACCOMMODATION BRIEFLY COMPRISES AN ENTRANCE HALL, A COMFORTABLE LIVING ROOM LEADING THROUGH TO A CONSERVATORY, AND A FITTED KITCHEN. TO THE FIRST FLOOR ARE TWO GENEROUS DOUBLE BEDROOMS, WITH THE PRINCIPAL BEDROOM BENEFITING FROM FITTED WARDROBES, TOGETHER WITH A FAMILY BATHROOM.



ENTRANCE HALL

Access via UPVC door, laminate flooring, radiator, radiator, loft hatch and doors leading off to all accommodation

KITCHEN 9'9" x 8'11"

To front elevation, UPVC double glazed window, selection of wall and base units, rolltop work surface with tiled splashback. Integrated oven, hob with extractor hood over, integrated dishwasher, plumbing for washing machine and space for fridge freezer. Inset stainless steel sink, wood effect flooring and radiator.

LOUNGE 14'6" x 11'1"

With warm wood flooring and neutral walls. A feature fireplace with a stone surround acts as a focal point. The room opens directly onto a bright conservatory through double doors, allowing natural light to flow freely and creating a seamless indoor-outdoor connection.

CONSERVATORY 25'7" x 29'6"

BEDROOM ONE 12'10" x 10'11"

This bedroom is bright and spacious, boasting a large window that floods the room with natural light. The room is fitted with a bank of built-in wardrobes with elegant white doors, providing ample storage space. Light wood-effect flooring adds warmth and complements the neutral walls, creating a calm and inviting atmosphere.

BEDROOM TWO 15'12" x 8'11"

A second bedroom offering a practical layout with light wood flooring and a large window that allows plenty of daylight to enter. Built-in wardrobes with white paneled doors line one wall, delivering generous storage. The room is presented in neutral tones, making it easy to personalise and furnish.

SHOWER ROOM 6'1" x 5'7"

Offering a three piece white suite including low level flush WC, vanity enclosed hand wash basin and enclosed shower cubicle with vinyl panelled splashbacks. Tiled walls, Tiled flooring, radiator and UPVC frosted double glazed window.

LOCATION

Leicester Forest East is located to the west of the Leicester City centre, approached via the A47 Hinckley Road, and is well known for its popularity in terms of convenience for ease of access to the afore-mentioned centre of employment and all excellent amenities therein, as well as the market towns of Hinckley and Market Bosworth, the M1/M69 motorway network for travel north, south and west, the East Midlands and Birmingham International Airports, the Charnwood and New National Forests with their many scenic country walks and golf courses, and the Fosse Park and Meridian shopping, entertainment, retail and business centres. The combined centres of Leicester Forest East and Kirby Muxloe also offer a fine range of local amenities including shopping for day-to-day needs, schooling for all ages, a wide variety of recreational amenities including a fine eighteen hole parkland golf course at the Kirby Muxloe Golf Club and regular bus services to the centres of Leicester and Hinckley.

EXTERNAL AREAS & GARAGE

To the front of the property, a driveway provides parking, while a lawned front garden adds greenery with a selection of borders. To the side of the property, a covered carport leads to the garage with up and over door, power and lighting. The rear garden features a mix of lawn and gravel areas, offering a low-maintenance outdoor space. It is enclosed for privacy and includes a paved path.

VIEWINGS

We always like any potential purchaser to follow our four steps

- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

MEASUREMENTS AND FLOORPLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

MONEY LAUNDERING

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

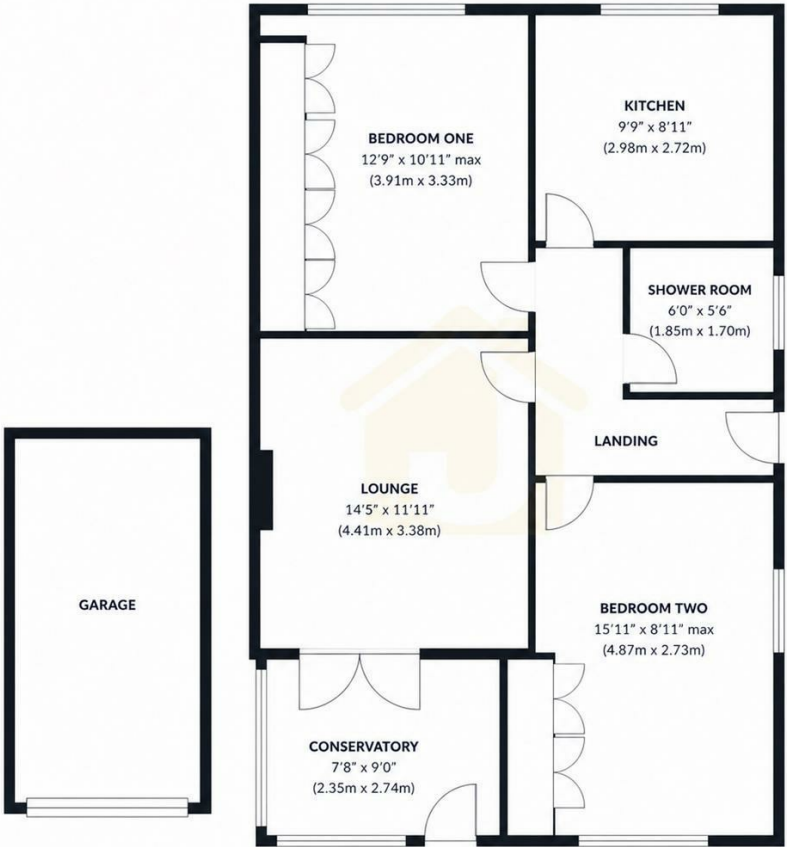


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MEASUREMENTS

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only. This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Snappy 360.



VIEWINGS

Viewings strictly by appointment via Judge Estate Agents.

We always like any potential purchaser to follow our four steps:

- 1 Read property description**
- 2 Look at floorplan**
- 3 Watch our virtual viewing video**
- 4 Please provide and assist proof of affordability**

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

LET'S TALK

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All properties are listed on Rightmove, Zoopla & our website.



TERMS & CONDITIONS

Money laundering

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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 will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Judge estate agents limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.