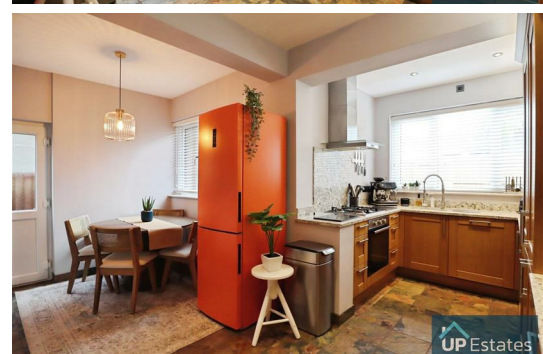
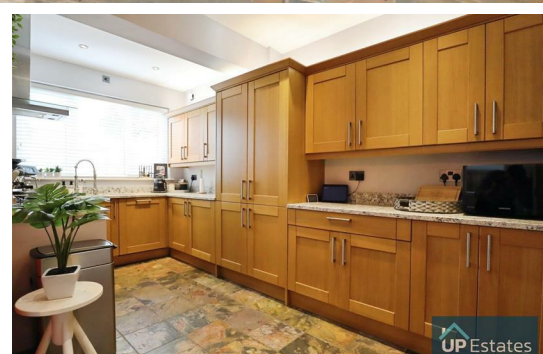




3 Bedroom House - Detached
located on Heath Lane, Leicester
£280,000

UP Estates



****NO UPWARD CHAIN**** This beautifully presented three-bedroom detached home has been finished to a very high specification throughout, offering a modern and elegant living environment and must be viewed to appreciate.

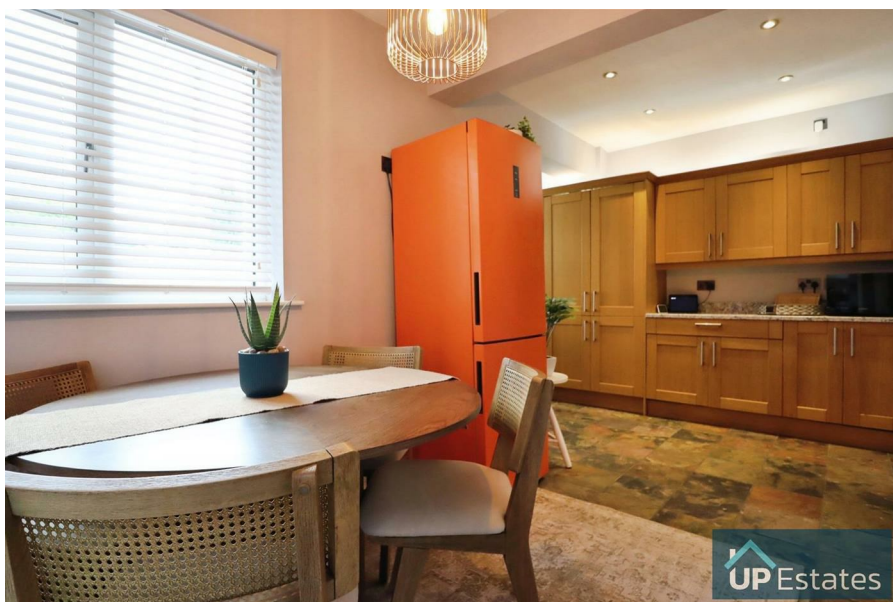
On entering, you are greeted by a well arranged hallway. To the front aspect, there is a generous lounge. To the rear of the property opens up into a beautiful kitchen/diner, fitted with high-quality units and benefits from an integrated dishwasher and washing machine with a marble worktop

Upstairs, there are two double bedrooms and a third single bedroom – all of which are well proportioned. The family bathroom is modern, with a stylish suite including a bath with shower over, WC and wash basin.

Externally, the property offers both front and rear gardens that are fully paved. To the rear, there is also on-road parking available on a quiet road.

£280,000

- HIGH SPECIFICATION THROUGHOUT
- DETACHED THREE-BEDROOM HOME
- GENEROUS LOUNGE TO FRONT ASPECT
- KITCHEN/DINER TO REAR WITH QUALITY FINISHES
- TWO DOUBLE BEDROOMS + ONE SINGLE BEDROOM
- MODERN FAMILY BATHROOM WITH BATH & SHOWER OVER
- FULLY PAVED FRONT & REAR GARDENS

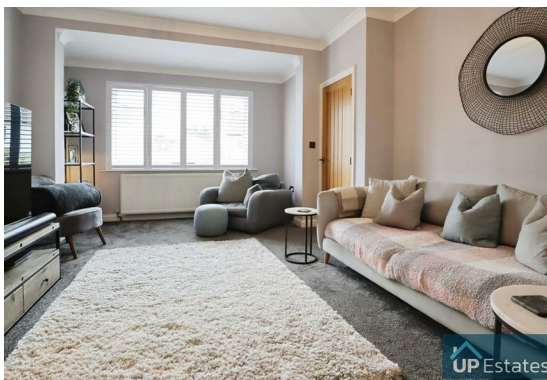




IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.





All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

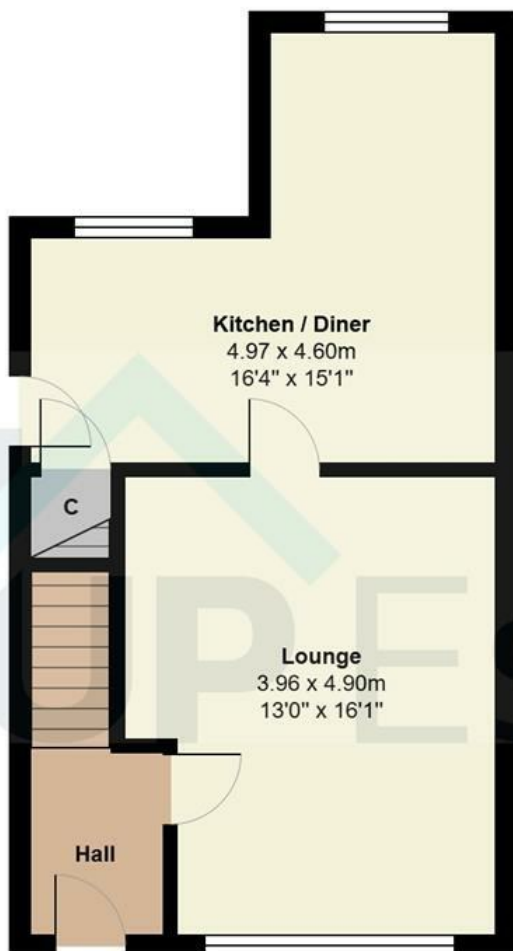
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Heath Lane, Earl Shilton, Leicester





Total Area: 79.1 m² ... 851 ft²

All measurements are approximate and for display purposes only

CONTACT

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 **UP** Estates