



230 Asquith Boulevard  
, Leicester, LE2 6FB

**£290,000**

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Offered to the market with no upward chain & Located in West Knighton, is this delightful, well presented three-bedroom semi-detached home. The property boasts an entrance hallway, spacious open lounge diner at the rear of the property, a separate kitchen space at the front, three bedrooms, two doubles and one single, bedroom two and bedroom three benefit from fitted wardrobes. There is fully fitted three piece bathroom suite to complete upstairs.

One of the standout features of this home is the large enclosed rear garden, which presents a fantastic opportunity for outdoor enjoyment. Additionally, the property benefits from off-road parking & a single garage, providing ease and security for your vehicles. There is a combi Worcester Boiler installed in 2023 & upvc double glazing.

Asquith Boulevard is a desirable location, providing easy access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. This semi-detached house is a wonderful opportunity for those seeking to make it their own home. . Do not miss the chance to make this property your own.

- Three Bedrooms Semi Detached Home
- No Upwards Chain!
- Open Plan Lounge Diner
- Large Enclosed Rear Garden
- Worcester Combi Boiler - Installed 2023
- Gas Central Heating & UPVC Double Glazed
- Off Road Parking & Garage
- Close To All Local Amenities
- Council Tax Band C
- EPC Rating TBC



## Location

West Knighton is located around 3 miles South East of Leicester City Centre. The location is convenient for local shops, Access to Wigston Town Centre, Leicester City Centre, Fosse Park Shopping Centre and the motorway network. Local Schools include Waterleys Primary School, Overdale Primary School and Wigston Academy.

## Draft Details Awaiting Vendor Approval

### Lounge

19'10 x 14'53 (6.05m x 4.27m)

Open plan spacious lounge and dining space, with a UPVC double glazed window to the rear aspect, sliding patio doors leading to the rear garden, 2 x radiators, fire place feature.



### Kitchen

10'25 x 6'78 (3.05m x 1.83m)

With double glazed window to the front elevation, wall and base units with work surfaces over, one and a half bowl stainless steel sink and drainer unit, fitted oven and gas hob with extractor hood over, space for washing machine, integrated fridge freezer, partially tiled walls, laminate flooring,

### Bedroom One

14'58 x 9'63 (4.27m x 2.74m)

Spacious double room with a window overlooking the garden from the rear elevation. UPVC Double Glazed Window, Radiator. Recently fitted carpets.



### Bedroom Two

13'84 x 9'08 (3.96m x 2.95m)

Spacious double room with a window overlooking the garden from the rear elevation. Built in Wardrobes, combi Worcester Boiler, UPVC Double Glazed Window, Radiator. Recently fitted carpets.

### Bedroom Three

8'75 x 7'9 (2.44m x 2.36m)

UPVC double glazed window overlooking the front of the property, built in wardrobes, Radiator.

### Bathroom

8'36 x 5'61 (2.44m x 1.52m)

### Outside Front

The property boasts a front garden showcasing a tarmacked driveway, along with a paved pathway leading to the front entrance.

The property features the added benefit of a single garage to the front elevation.

Driveway providing off road parking for one/two vehicles.



### Outside Rear

The property features a beautifully presented rear garden comprising a paved patio seating area, lawn, flowerbeds, and shrubs, fencing to perimeter.

### Financial Services

Do you require any assistance with a mortgage? We have an in house mortgage adviser who has a whole of market lender panel to tailor the best product for each individual. If you are wanting to get some advice on borrowing, give our office a call on and we can arrange an appointment at a convenient time that suits you.

### Valuation?

Are you looking to sell your own home? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Aston & Co on and one of the team will happily arrange an appointment.

### \*\*Disclaimer\*\*

The property is currently going through probate. We have been advised by the solicitors dealing with the estate that probate is at the later stages and almost complete.



## Floor Plan



## Viewing

Please contact our Wigston Lettings Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

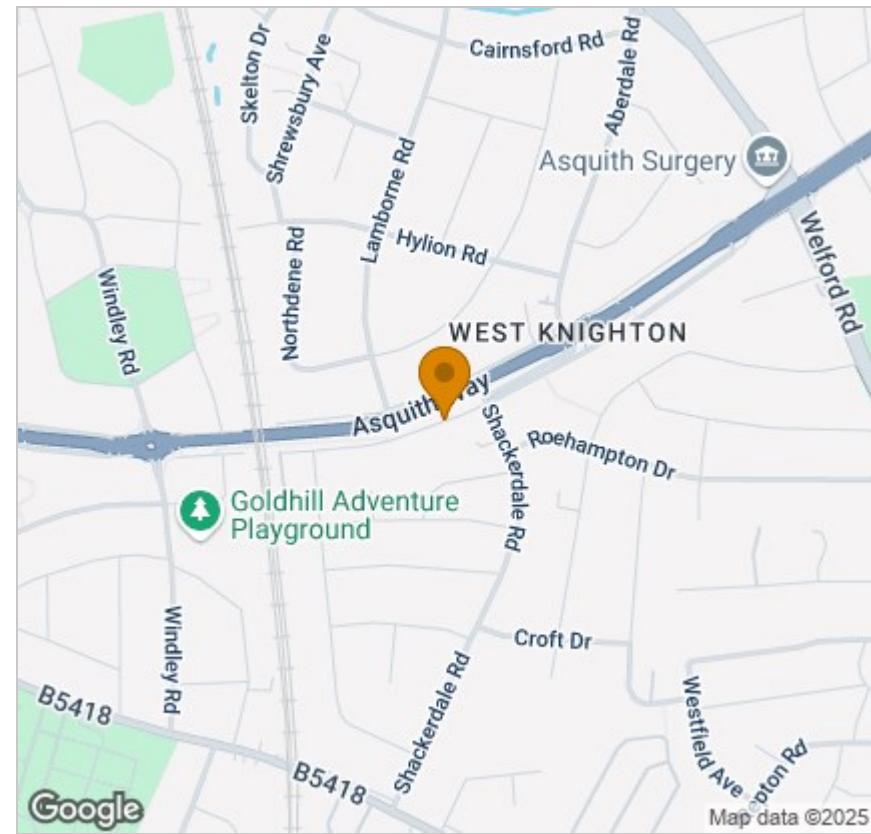
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## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

