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Acacia Close, Leicester Forest East

£269,950

3 1 1



We are delighted to present this immaculate semi-detached property, situated in a quiet and peaceful cul-de-sac location. Ideal for families and couples, this property offers a fantastic opportunity to own a beautiful home with huge potential to extend, subject to planning permissions.

The property boasts a spacious reception room with a bay window and a window seat with storage, allowing for plenty of natural light to flood the room. The open-plan kitchen provides a lovely dining space and features a built-in pantry, perfect for storage.

There are three bedrooms in this property, with bedroom #1 being double in size and having built-in wardrobes. Bedroom #2 also boasts built-in wardrobes, providing ample storage space. Additionally, there is a single bedroom, perfect for a child or a home office.

The fully tiled bathroom is contemporary in design and features heated floors. The bathroom also includes a bath with a shower over, ensuring convenience and comfort.

Externally, the property benefits from a beautiful rear garden with a flagstoned patio and a lush lawn, ideal for relaxing or hosting outdoor gatherings. The corner plot location provides privacy and potential for further extension. The property also offers plenty of driveway space, accommodating multiple vehicles.

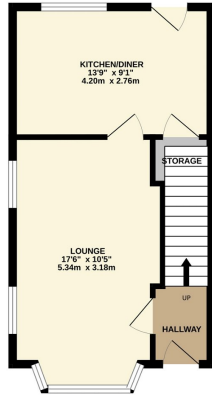
Located nearby are schools and parks, providing convenience for families. The property is council tax band C.

Overall, this immaculate semi-detached property offers a fantastic opportunity to own a beautiful home in a peaceful location. Don't miss out on your chance to own this wonderful property.

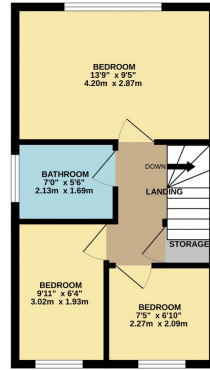
We understand that the property is of standard means of construction and is connected to mains electricity, gas and water as well as being connected to main sewerage and surface water drainage. Broadband internet is available.



GROUND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.5 sq.m.) approx.

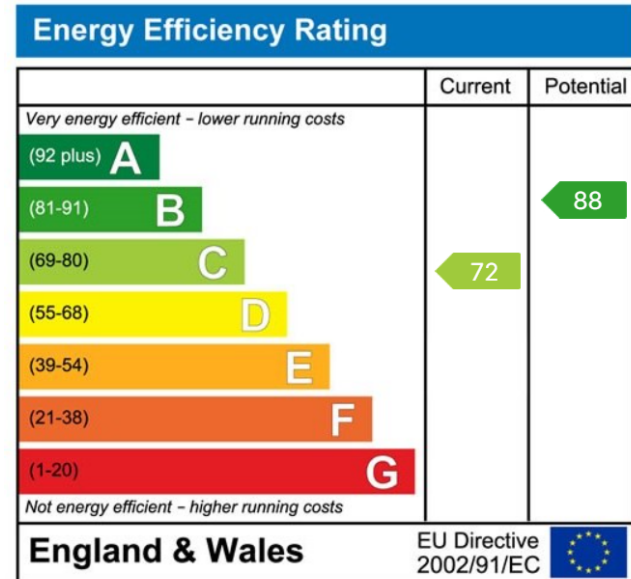


TOTAL FLOOR AREA: 697 sq.ft. (64.7 sq.m.) approx.

Notes: Floor plans are for information only and do not constitute an offer of any property. All dimensions are approximate and may vary slightly from the actual dimensions of the property. The area of the property is for information only and should not be used for any purpose other than to provide a general impression of the property. The area of the property is for information only and should not be used for any purpose other than to provide a general impression of the property. The area of the property is for information only and should not be used for any purpose other than to provide a general impression of the property.



- Three Bedrooms
- Semi-Detached
- Corner Plot
- Head Of Cul-de-sac Position
- Potential To Extend Subject To Planning
- Immaculately Presented
- Superb Bay Windowed Lounge
- Contemporary Bathroom
- EPC Rating TBC, Council Tax Band C
- DRAFT DETAILS



By law we carry out verification checks and proof of fund checks.

The details are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted. We have not tested any services or appliances and purchasers are advised to satisfy themselves as to the working order and condition.

Floor plans do not reflect exact dimensions or exactly replicate the layout of the property.

Referral Fees: EPC: up to £50. Mortgage: up to £500. Conveyancing up to £300. Survey: up to £50 all plus vat.

Registered in England and Wales number 12430282. Registered office: 3 Oswin Road, LE3 1NR.

