



1 Hornbeam Close, Leicester, LE2 4EQ

Offers in excess of £300,000



Set To Let Estate Agents are delighted to offer this excellent presented 3 bedroom Semi Detached Property For Sale in a sought after location on Hornbeam Close, Blackthorn Manor, Oadby.

This desirable property has been tastefully decorated throughout and offered in showroom condition. Located close to outstanding rated schools and local amenities. Property comprises in brief, Entrance hallway, Sitting Room, Modern contemporary Lounge with Dining Room. Fitted Kitchen, Utility room and downstairs cloakroom/WC. First floor offers Three good size bedrooms, one with Ensuite and family Bathroom.

Further benefits include off street parking, upgraded water tank system and good size garden.

Call Set To Let Estate Agents to arrange a viewing on 01162 436464.

- Blackthorn Manor
- Oadby
- 3 Bedroom Property
- Show Home Condition
- Near Outstanding Schools
- Ideal Family Home
- Off Street Parking

Viewing

Please contact our Set To Let Office on 01162436464 if you wish to arrange a viewing appointment for this property or require further information.



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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