

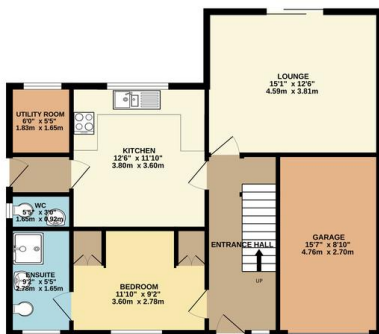
FOR SALE

2 Bed Detached Bungalow in Chestnut Lane, Leicester LE8 5WF
Offers In Region Of £325,000

*** No Chain *** Quaint individually built detached dwelling nestled in a quiet cul-de-sac in the popular village of Arnesby. The accommodation comprises entrance hall, bedroom with en-suite, lounge, breakfast kitchen, downstairs w.c., utility room, first floor bedroom with en-suite, additional loft space, front and rear landscaped gardens, garage, ample off road standing space. The property could be further enhanced with a garage conversion (STPP) creating a third bedroom and allowing for multi versatile accommodation. The property also enjoys open countryside views to



GROUND FLOOR
795 sq.ft. (73.9 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 1232 sq.ft. (114.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	85	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address:
Westleigh, Chestnut Park

- Individually Built
- No Chain
- Two Bedrooms With Potential Garage Conversion (STPP)
- Two En - Suites
- Utility Room
- Pleasant Rear Garden
- Village Location
- Cul-De-Sac

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

