

**FOR SALE**



**Jean Drive, Off Anstey Lane, Leicester**

**3 Bedrooms, 1 Bathroom, Semi Detached House**

**Offers Over £335,000**





- Beautifully Presented
- Three Bedroom Semi-Detached House
- Spacious Lounge / Diner
- Fitted Kitchen
- Bathroom
- Gardens to Front and Rear
- Off Road Parking

#### FULL DESCRIPTION

A beautifully presented three bedroom semi detached family home situated on Jean Drive. Presented in stunning condition throughout the property comprises entrance hallway, W.C, sitting room/dining room and kitchen. Upstairs to the first floor there are three good sized bedrooms and a family bathroom. Outside to the front there is off road parking and to the rear a decked and beautifully designed garden. Early viewing is recommended.

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>86 B</b>
69-80	<b>C</b>	<b>73 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		





**HALLOWAY** Front door, radiator, hard flooring, doors leading to lounge/diner, kitchen and W/C.

**LOUNGE/DINER** 24' 7" x 9' 1" (7.49m x 2.77m) Double glazed window to the front, hard flooring, radiator, UPVC French doors to the rear garden and TV point.

**KITCHEN** 12' 0" x 9' 4" (3.66m x 2.84m) Ceiling spot lights, strip lights, radiator, hard flooring, fully fitted kitchen offering base and wall cupboards, rolled edge worktop with sink and drainer with hot and cold mixer tap, large cooker, space for fridge freezer, storage cupboard with plumbing for washing machine

**LANDING** Ceiling light point, double glazed window to the side, carpeted floor and loft hatch.



**BEDROOM** 12' 1" x 9' 3" (3.68m x 2.82m) Ceiling light point, double glazed window to the front, radiator, fitted wardrobes and carpeted flooring.

**BEDROOM** 12' 0" x 9' 0" (3.66m x 2.74m) Ceiling light point, double glazed window to the rear, radiator, fitted wardrobes and carpeted flooring.

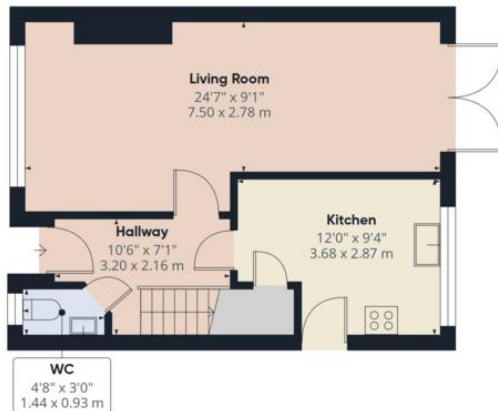
**BEDROOM** 7' 9" x 7' 1" (2.36m x 2.16m) Ceiling light point, double glazed window to the front, radiator and carpeted flooring.

**BATHROOM** 8' 4" x 7' 5" (2.54m x 2.26m) Ceiling spot light points, towel radiator, double glazed windows to the side and rear, hard flooring, a 3 piece bathroom suite comprising of a bath, sink with storage and a low level flush toilet.

**OUTSIDE** To The Front Of The Property - There is a driveway which could park three cars leading to the front door and side entrance of the property.

To The Rear Of The Property - There is an enclosed garden offering entertaining areas and patio areas with electric point and decking.





Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
865 ft<sup>2</sup>  
80.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Martin & Co Leicester

162 Narborough Road • Leicester • LE3 0BW  
T: 0116 204 4920 • E: leicester@martinco.com

**0116 204 4920**  
<http://www.martinco.com>



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