



**FOR SALE**

3 Bed Semi-Detached House in Firestone Close, Leicester, LE3 6US

**£270,000**



## PROPERTY FEATURES

- Well presented home
- Good sized lounge
- Newly fitted kitchen/diner
- Main bedroom with en-suite shower room
- Two further well-proportioned bedrooms
- Re-fitted family bathroom
- Driveway providing off-road parking
- Garage
- Enclosed rear garden
- Close to amenities with excellent road and rail links

## FULL DESCRIPTION

### SUMMARY

This well-presented house offers comfortable and modern living throughout. The accommodation comprises a welcoming lounge and a newly fitted kitchen/diner, ideal for everyday living and entertaining. The main bedroom benefits from its own shower room, complemented by two further bedrooms and a re-fitted family bathroom. Externally, the property features a driveway providing off-road parking, a garage, and a private rear garden. Conveniently situated close to local amenities and offering excellent access to major road and rail links, this home is well suited to families, professionals, and commuters alike.

### ENTRANCE HALL

Accessed via double glazed door. Doors off to: Lounge and cloakroom. Stairs rising to: First floor. Telephone point. Radiator.



### CLOAKROOM

6' 3" x 2' 8" (1.91m x 0.81m) Comprising: Low level WC and a wash hand basin over a fitted vanity unit with mirror over. Double glazed window to front aspect. Wall and floor tiling. Chrome heated towel rail.

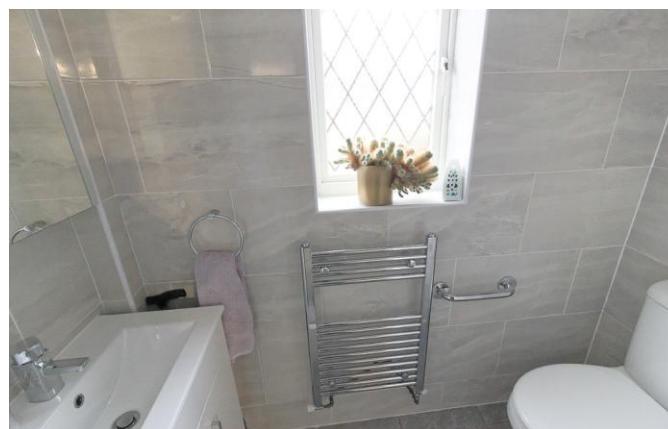
### LOUNGE

15' 1" x 12' 2" (4.6m x 3.71m) Double glazed window to front aspect. Door through to: Kitchen/diner. TV and telephone point. Radiator.



### KITCHEN/DINER

15' 6" x 10' 1" (4.72m x 3.07m) Having a selection of fitted base and wall units with a laminate worktop over and a stainless steel sink with drainer. There is a double electric oven, five ring gas hob with extractor over, a fully integrated fridge/freezer, an integral dishwasher and a fully integrated washing machine. UPVC double glazed window to rear aspect. UPVC double glazed sliding patio doors to: Rear garden. Under stairs storage cupboard. LED spotlights. LVT flooring. Radiator. Boiler.





## LANDING

Doors off to: Bedrooms and bathroom. Loft hatch access.

## BEDROOM ONE

12' 4" x 11' 4" (3.76m x 3.45m) Double glazed window to front aspect. Opening to: Shower room. Built-in wardrobes and storage. Airing cupboard. Radiator.

## SHOWER ROOM

6' 0" x 2' 9" (1.83m x 0.84m) Comprising: Shower enclosure and wash hand basin over a fitted vanity unit. Double glazed window to front aspect. Wall and floor tiling. Extractor.



## BEDROOM TWO

9' 6" x 9' 1" (2.9m x 2.77m) Double glazed window to rear aspect. Radiator.



## BEDROOM THREE

10' 9" x 6' 4" (3.28m x 1.93m) Double glazed window to rear aspect. Radiator.



## BATHROOM M

6' 7" x 6' 6" (2.01m x 1.98m) Having been re-fitted the bathroom comprises: Double shower enclosure, low level WC and wash hand basin over a fitted vanity unit. LED spotlights. Extractor. Wall and floor tiling. Chrome heated towel rail.



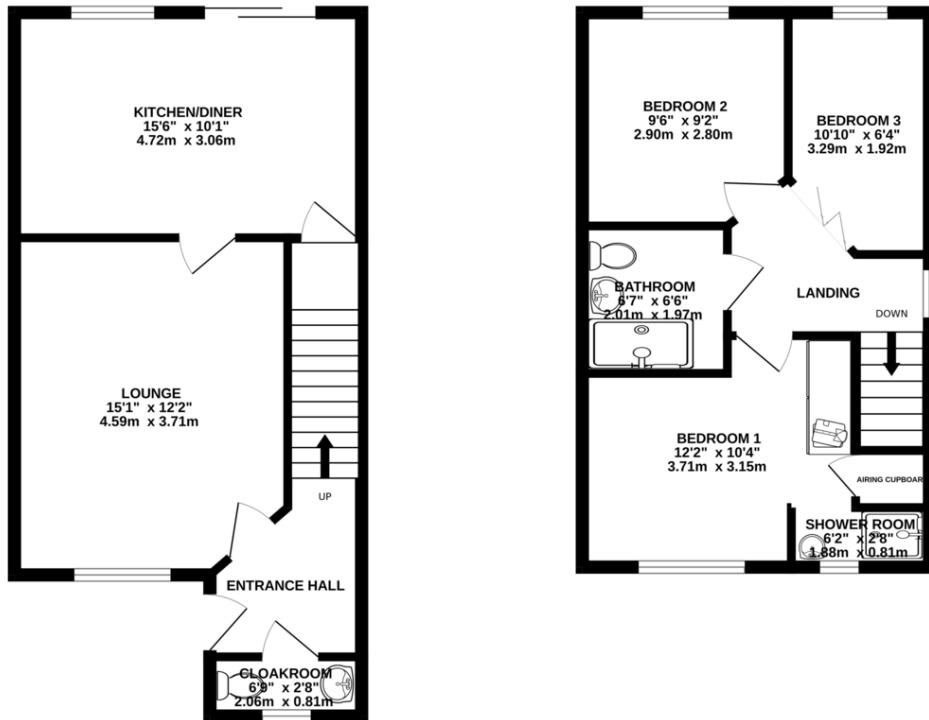
## OUTSIDE

The property benefits from a generous size plot offering a front garden area, off road parking and garage with up and over door, power, light and side pedestrian door from the rear garden. A gate from the front of the property provides secure access into the rear garden. The rear garden is of a good size with paved patio and lawn being fully enclosed by wooden fencing.



GROUND FLOOR  
431 sq.ft. (40.1 sq.m.) approx.

1ST FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

