



Abbey Lane,
Leicester, Leicestershire, LE4 2AA
Chain Free £160,000



Available with no upward chain, walk in and be surprised by this two bedroom semi detached home situated within close proximity to local amenities, recreational areas and schools with good road links to Birstall, Leicester City Centre and the popular Abbey Park. An ideal starter home or buy to let investment, the gas centrally heated accommodation includes an entrance hall, lounge, kitchen diner and bathroom, with the first floor offering two bedrooms. Outside there is a driveway to the front providing off road parking with a mainly laid to lawn garden overlooked from beyond. An early viewing is strongly recommended.

Accommodation

Wooden glazed entrance door opens into the:

Entrance Hall

With a staircase rising to the first floor, central heating radiator and doors to all of the downstairs accommodation.

Lounge

15'0" x 11'10" (4.57m x 3.61m)

Presented with wood flooring, there is a window overlooking the front elevation, central heating radiator and electric fireplace.

Dining Kitchen

12'8" x 19'2" (3.86m x 5.84m)

Fitted with a range of wall mounted and base units with complementary work surfaces over and brick effect tiled surrounds. Features include an inset sink and drainer unit, built in 'Lamona' oven with four ring hob, plumbing for washing machine and space for fridge freezer. With a sliding patio door to the garden, central heating radiator, built in meter cupboard, useful storage cupboard and rear elevation window.

Bathroom

9'9" x 6'8" (2.97m x 2.03m)

Fitted with a three piece suite comprising a bath, pedestal wash hand basin and wc, with obscure front elevation window, central heating boiler, radiator and tile effect vinyl flooring.

First Floor Landing

Giving access to the bedrooms.

Bedroom One

15'1" x 12'0" (4.60m x 3.66m)

A double room presented with wood flooring, having an original fireplace, central heating radiator and window to the front elevation.

Bedroom Two

9'9" x 11'10" (2.97m x 3.61m)

Enjoying views of the rear garden through a double glazed window, with a central heating radiator, storage over the stairs and useful storage in the eaves.

Outside

The plot offers a driveway to the front providing off road parking, with gated access to the side leading to a mainly laid to lawn garden enjoying a particularly private feel with hedging to boundaries and patio area.

Tenure

We understand the property is Freehold.

Council Information

Leicester City Council, City Hall, 115 Charles Street, Leicester (Tel:)

- Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

Money Laundering

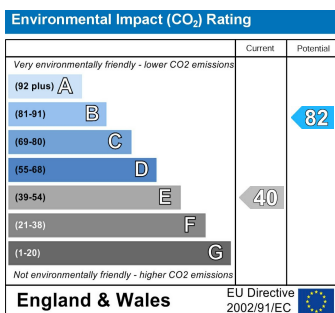
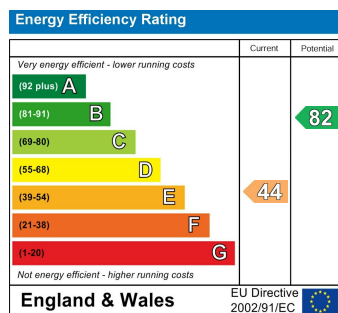
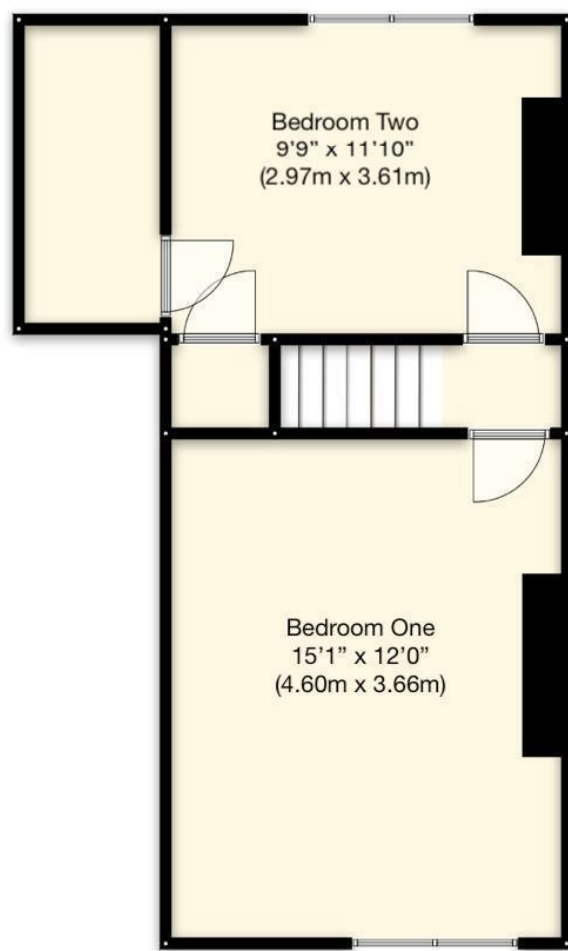
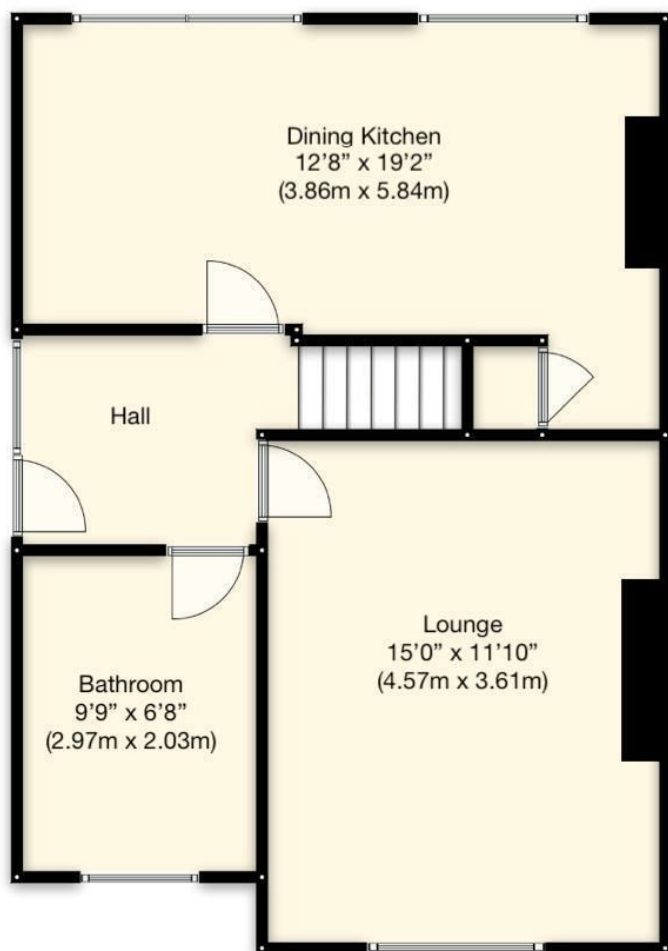
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Agents Note

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Thinking Of Selling Your Home?

If you have a house to sell then we would love to provide you with a free no obligation valuation.



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