



2 Manor Gardens, Leicester, LE3 8FN

**£209,950**

MODERNISED TRADITIONAL SEMI DETACHED with brand new heating system, UPVC double glazing, PVC fascias, newly fitted kitchen, brand new bathroom. Hall, lounge, 17' kitchen-diner, 3 beds, bathroom. ORP for 3 cars, 80' South facing garden. No chain! EPC Band D

## Hall

Double glazed composite entrance door, fitted carpet, stairs to first floor, radiator.

## Lounge 13'10" x 12'0" (4.22 x 3.66)

UPVC double glazed large picture window to front, radiator, fitted carpet, under-stairs store housing Baxi combination boiler.

## Kitchen-Diner 17'2" x 9'0" (5.23 x 2.74)

Three UPVC double glazed windows to side & rear, double glazed single door, fitted with a range of base, drawer & eye level units, quartz work surfaces, one and a half bowl stainless steel sink unit with mixer tap, under unit lighting, built-in stainless steel electric oven, gas hob with extractor hood, radiator, LVT flooring, provision for washing machine.

## First Floor Landing

UPVC double glazed opaque window to side, fitted carpet, access to loft.

## Bedroom One 11'3" x 10'6" (3.43 x 3.20)

UPVC double glazed window to front, fitted carpet, radiator.

## Bedroom Two 10'8" x 9'7" (3.25 x 2.92)

UPVC double glazed window to rear, fitted carpet, radiator.

## Bedroom Three 7'8" x 7'4" (2.34 x 2.24)

UPVC double glazed window to rear, fitted carpet, radiator.

## Bathroom

UPVC double glazed opaque window, chrome heated towel rail, tiled floor, mainly tiled walls, panelled bath with mains shower over, glass screen, wash hand basin, wc, extractor fan.

## Outside

The front of the garden has a block paved driveway providing off road parking for 3 cars side by side. The South facing rear garden approx 80' has patio, lawn, mature trees, fully fenced boundaries.

## Useful Information

This property falls within Blaby District Council area and has a Council Tax Band of B which means a charge of £1480.26 For tax year ending March 2021. Please note: When a property changes ownership local authorities reserve the

right to

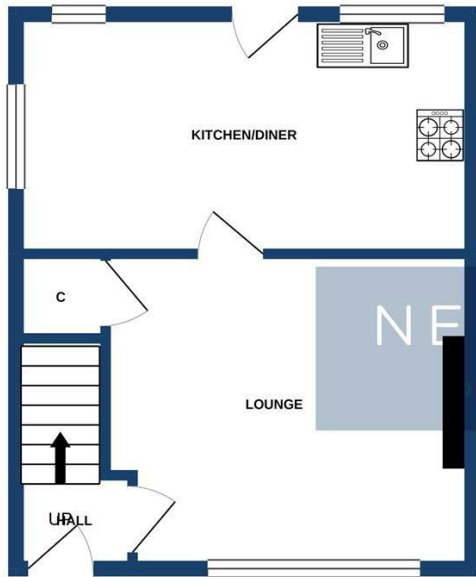
re-calculate council tax bands. We understand the schools within catchment are Glenfield Primary School, Martin High School & Longslade Community College. For more information regarding school catchment areas contact the Allocations Dept at County Hall on 0116 3056684

## Directional Note

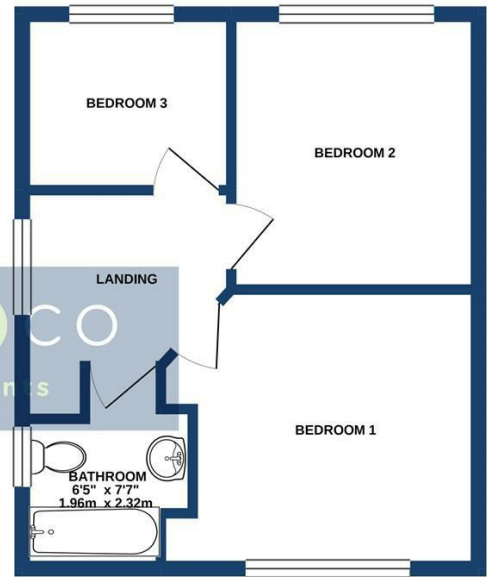
Put LE3 8FN into your Sat Nav or Google. Alternately from The Square in Glenfield take the exit onto Stamford Street, continue along (the road name will change to Dominion Road), turn right in Unity Road and first right into Manor Gardens.

# Floor Plan

GROUND FLOOR  
355 sq.ft. (32.9 sq.m.) approx.



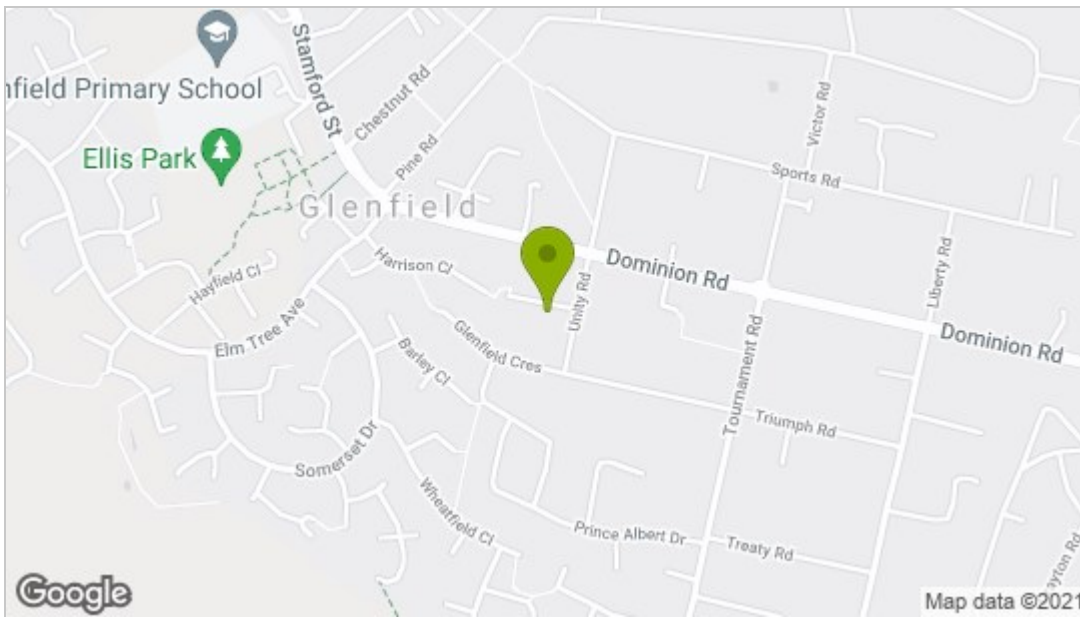
1ST FLOOR  
359 sq.ft. (33.3 sq.m.) approx.



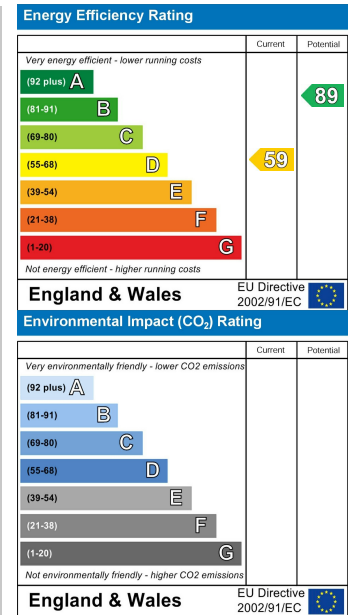
TOTAL FLOOR AREA: 713 sq.ft. (66.3 sq.m.) approx.

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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## Area Map



## Energy Efficiency Graph



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