

# HUNTERS®

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## Leicester Mead

Exeter, EX4 2PX

Asking Price £350,000



Council Tax: D





# 3 Leicester Mead

Exeter, EX4 2PX

Asking Price £350,000



**\*OPEN HOUSE SATURDAY 24TH JANUARY BETWEEN 10-12 O'CLOCK\*** This charming detached house located on Leicester Mead in Exeter offers a wonderful opportunity for those seeking a spacious family home. With three well-proportioned bedrooms, including a master en-suite, this property is perfect for families or those looking for extra space.

The heart of the home is the extended kitchen and dining room, which provides a modern and inviting area for cooking and entertaining. While the property may require a touch of updating, it presents a fantastic canvas for personalisation, allowing you to create your dream living space.

Outside, you will find a good-sized garden, ideal for outdoor activities or simply enjoying the fresh air. The property also boasts off-road parking and a garage, providing ample space for vehicles and additional storage.

Being chain-free adds to the appeal, making the buying process smoother and more straightforward. This house is a rare find in a desirable area, combining comfort, convenience, and potential. Don't miss the chance to make this lovely property your own.

## Ground Floor

As you enter the property to left is the WC and on the right a door to the lounge, from the hallway are also stairs to the first floor and a door to an extended and well appointed kitchen/dining/family space that gives access to the utility room and rear enclosed garden.

## First Floor

From the top of the stairs and landing area you are able to access the loft space, all three bedrooms of which the master boasts and en-suite and the family bathroom, there is also a storage cupboard.



Tel: 01392 340130



- \*OPEN HOUSE SATURDAY 24TH BETWEEN 10-12 O'CLOCK\*
- FAMILY HOME
- THREE BEDROOMS
- MASTER EN-SUITE
- ENCLOSED REAR GARDEN
- GARAGE
- CHAIN FREE
- DETACHED





Road Map



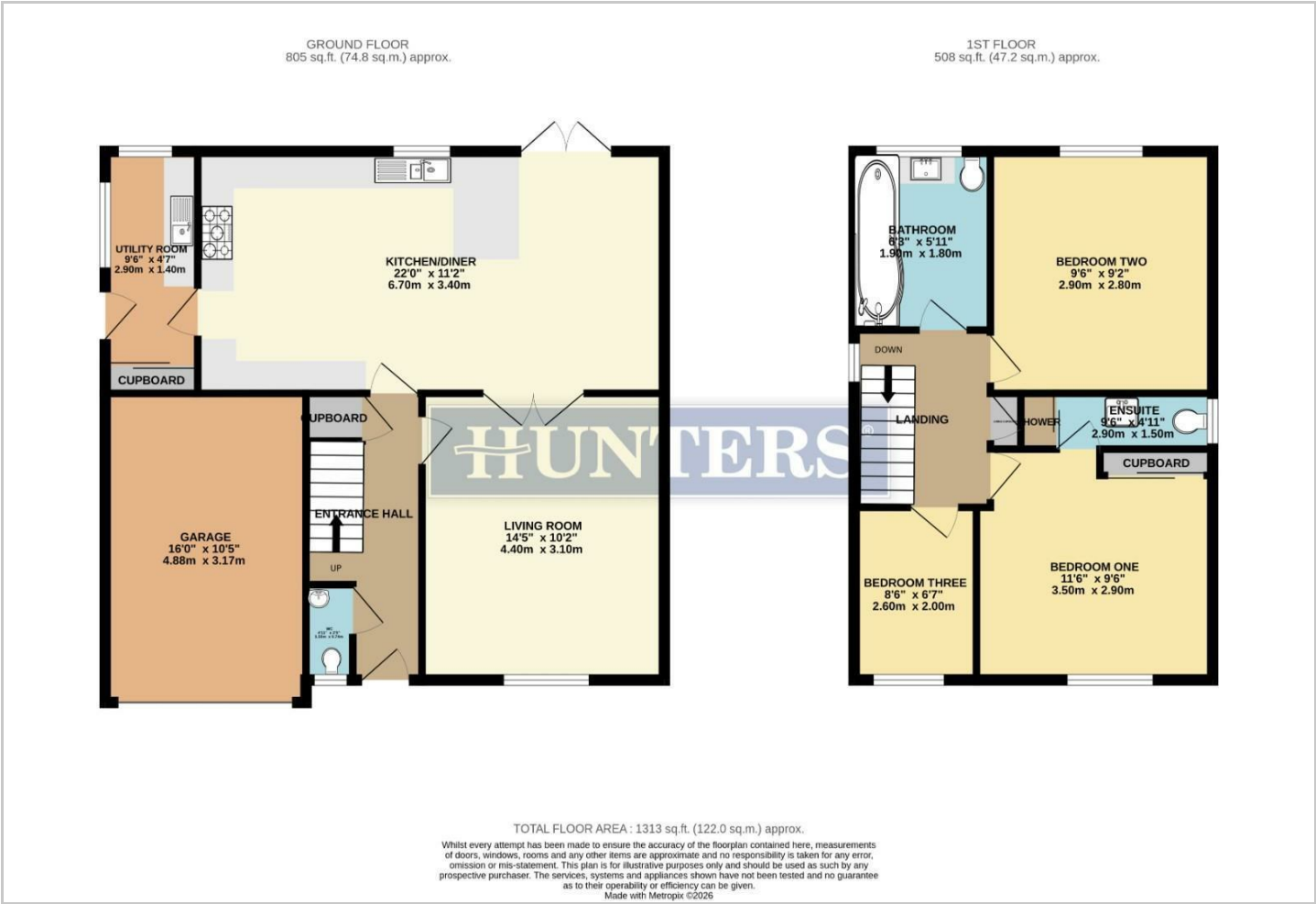
Hybrid Map



Terrain Map



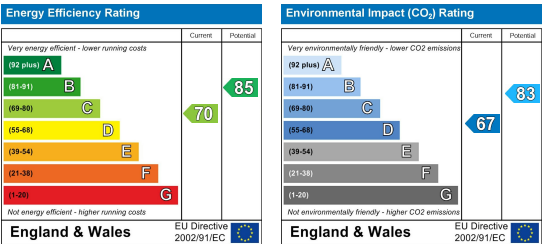
Floor Plan



Viewing

Please contact our Hunters Exeter Lettings Office on 01392 340130 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.