



Arnesby Crescent, , Leicester, LE2 6QZ

- Beautifully presented
- Open plan Lounge-dining room
- Luxury family bathroom suite
- Enclosed garden and lawn
- 360 Virtual Tour of this Stunning Home
- Three bedroom Sem-Detached Home
- Fitted Kitchen
- Garage and Driveway
- Excellent Road and Public transport links
- Gas Central heating and Double Glazing

£260,000



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DESCRIPTION

This beautifully presented semi-detached house is an ideal family home, ready for you to move in, unpack, and start living. This amazing property boasts two inviting reception rooms, including an open plan lounge diner that features an inset log burner, perfect for those cosy winter evenings spent with loved ones.

With three well-appointed bedrooms, this stunning home offers ample space for family and guests alike. The bespoke handrail leading to the landing adds a touch of elegance, while the luxury fitted bathroom suite provides a serene retreat to relax and let the stresses of the day melt away.

Outside, the property benefits from parking for two vehicles, ensuring convenience for you and your visitors. There is also excellent potential for extension to the side, allowing you to tailor the home to your needs. The garage and driveway provide additional off-road parking spaces, making this property both practical and accommodating.

Situated in a location with excellent road and public transport links, you will find local shops, schools, and amenities within easy reach, enhancing the appeal of this delightful home. This property truly offers a wonderful blend of comfort, style, and convenience, making it a perfect choice for those looking to settle in Leicester. Don't miss the opportunity to make this lovely house your new home.





Kitchen
3.06m x 3.28m
10'0" x 10'9"

Dining Room
2.69m x 3.36m
8'10" x 11'0"

Lounge
3.72m x 4.42m
12'2" x 14'6"

Hallway

Bathroom
2.24m x 2.16m
7'4" x 7'1"

Bedroom 2
3.51m x 3.29m
11'6" x 10'10"

Bedroom 1
3.63m x 3.79m
11'11" x 12'5"

Bedroom 3
2.11m x 2.00m
6'11" x 6'7"

Landing

Garage
3.01m x 4.38m
9'11" x 14'4"

First Floor

Garage
Approx 13 sq m / 142 sq ft

Viewings

Valuations

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		69	83
England & Wales		EU Directive 2002/91/EC	

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