



## Northdene Road, , Leicester, LE2 6JG

- Immaculately Presented
- Lounge
- Fitted Kitchen
- Family Bathroom and downstairs WC
- Enclosed Garden
- Three Bedroom Semi-Detached
- Dining room
- Utility room
- Garage and Driveway
- Local Shops, Schools and Amenities

**£315,000**



# Northdene Road, , Leicester, LE2 6JG

## DESCRIPTION

This immaculate semi-detached house presents a wonderful opportunity for families and professionals alike. This charming property boasts two spacious reception rooms, including a delightful bay-fronted lounge that invites natural light, creating a warm and welcoming atmosphere. The dining room features a double-glazed door that opens seamlessly to a lovely patio seating area, perfect for al fresco dining or enjoying a quiet evening outdoors.

The fitted kitchen is both practical and stylish, complemented by a utility room at the rear, providing additional space for household tasks. A convenient downstairs WC adds to the functionality of the ground floor.

Ascending to the first floor, you will find three well-presented bedrooms, each offering a comfortable retreat. The modern bathroom suite is thoughtfully designed, featuring a shower over the bath, catering to both relaxation and convenience.

Outside, the rear garden is a true delight, featuring a well-maintained lawn surrounded by an array of mature plants and shrubs, creating a tranquil oasis for outdoor enjoyment. The property also benefits from a driveway that accommodates several vehicles, along with a garage that offers ample storage space.

Situated in the suburbs of Leicester, this home enjoys excellent road and public transport links, making commuting a breeze. This property is a fabulous example of modern living in a desirable location, and it is not to be missed.





**Ground Floor**  
Approx 53 sq m / 568 sq ft

**First Floor**  
Approx 42 sq m / 449 sq ft

**Garage / Store**  
Approx 16 sq m / 173 sq ft

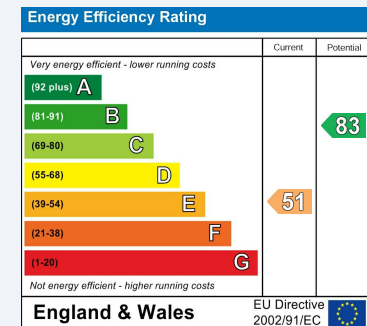
**Rooms and Dimensions:**

- Ground Floor:**
  - Porch: 1.94m x 0.42m (6'4" x 1'5")
  - Lounge: 3.55m x 4.27m (11'8" x 14'0")
  - Hallway
  - Dining: 3.17m x 3.78m (10'5" x 12'5")
  - Kitchen: 2.33m x 2.59m (7'8" x 8'6")
  - Utility: 1.57m x 3.26m (5'2" x 10'8")
  - Utility: 0.76m x 1.62m (2'0" x 5'4")
- First Floor:**
  - Bathroom: 2.08m x 2.26m (6'10" x 7'5")
  - Bedroom 1: 3.44m x 3.74m (11'3" x 12'3")
  - Bedroom 2: 3.57m x 3.42m (11'9" x 11'3")
  - Bedroom 3: 1.93m x 2.43m (6'4" x 8'0")
- Garage / Store:**
  - Garage: 2.65m x 5.18m (8'8" x 17'0")
  - Store: 2.51m x 0.89m (8'3" x 2'11")

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

# ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.