



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.





The floor plan shows a rectangular layout with a central landing area. The rooms are color-coded: Kitchen (light blue), Dining Room (pink), Lounge (pink), Hallway (yellow), Bathroom (purple), Bedroom 1 (light blue), Bedroom 2 (light blue), Bedroom 3 (light blue), and Garage (purple). The dimensions are provided in both meters and feet/inches.

Room	Dimensions (m)	Dimensions (ft/in)
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 1	3.63m x 3.79m	11'11" x 12'5"
Bedroom 2	3.51m x 3.29m	11'6" x 10'10"
Bedroom 3	2.11m x 2.00m	6'11" x 6'7"
Garage	3.01m x 4.38m	9'11" x 14'4"

First Floor
Approx 42 sq m / 452 sq ft

Ground Floor
Approx 44 sq m / 477 sq ft

Garage
Approx 13 sq m / 142 sq ft


Viewings

Please contact wigston@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

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.

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

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.