



## Farm Close, , Leicester, LE2 6SR

- Three bedrooms
- Open-plan lounge dining
- Generous rear garden
- Semi-detached house
- Gas central heating and Double glazing
- Modern family shower room
- Patio doors to garden
- Gated driveway
- Scope to extend
- No Upward Chain

**£240,000**



# Farm Close, , Leicester, LE2 6SR

## DESCRIPTION

Scope to extend or reconfigure to suit your needs, Quiet cul-de-sac location offering privacy and minimal traffic, Spacious open-plan lounge/dining room with patio doors to the garden, Fitted kitchen, downstairs WC, Three bedrooms , Modern family shower room, Gas central heating and double glazing, Generous rear garden with lawn, plants, shrubs, and vegetable plot, Gated driveway providing ample off-road parking.

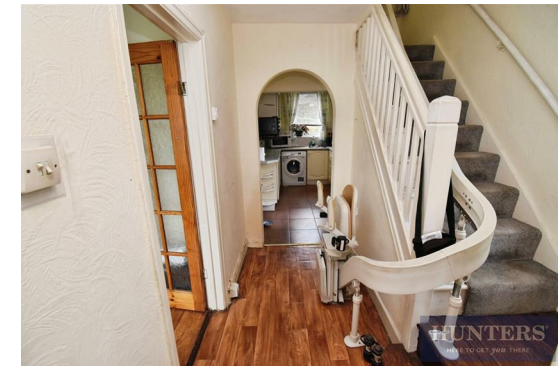
Offered to market with no upward chain is this semi-detached house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms and a modern family shower room, this home is designed for comfortable living. The open plan lounge and dining room is a standout feature, enhanced by patio doors that seamlessly connect the indoor space to the generous rear garden, perfect for entertaining or enjoying a quiet afternoon.

The fitted kitchen, complete with a separate storage area, offers practicality and convenience, while a downstairs WC adds to the functionality of the ground floor. Ascending the staircase from the welcoming hallway, you will find the three bedrooms, each providing a peaceful retreat. The property benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the seasons.

The outdoor space is equally impressive, featuring a spacious garden adorned with various plants and shrubs, a lush lawn, and a vegetable plot at the end, ideal for those with a green thumb. There is also ample scope to extend the home or reconfigure the internal layout to suit your personal needs and preferences.

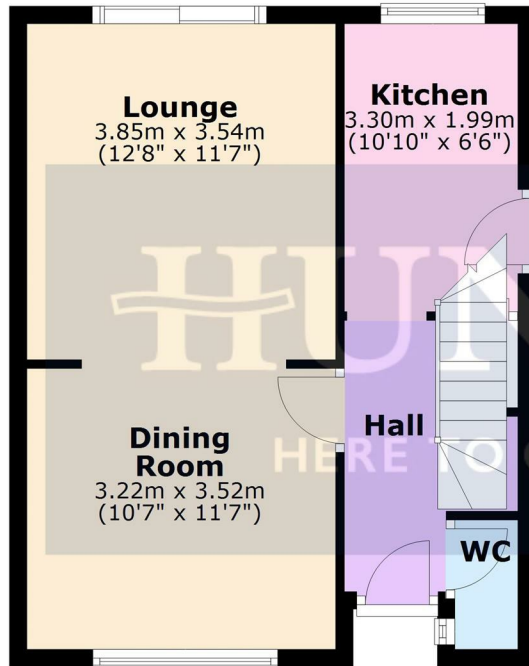
A gated driveway at the front of the property provides off-road parking for multiple vehicles, adding to the convenience of this lovely home. This property is not just a house; it is a place where memories can be made. To explore this wonderful opportunity further, please contact Hunters Wigston to arrange your viewing.

Please note Probate has been applied for.

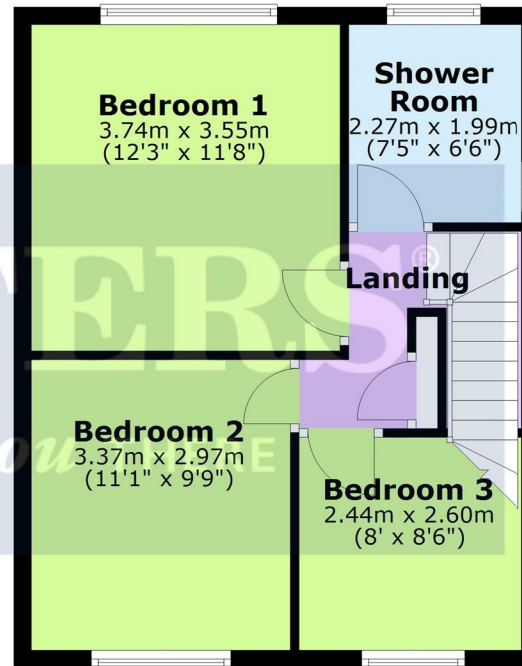




## Ground Floor



## First Floor



Total area: approx. 79.6 sq. metres (857.1 sq. feet)

While every attempt has been made to ensure the accuracy of the floor plan herea, measurements of doors, windows, rooms or any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances have not been tested and no guarantee as to their operability or efficiency can be give. Plan produced using PlanUp.

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### Viewings

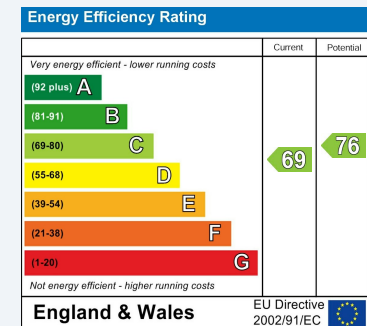
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

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

## 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.