

## Sturdee Road, , Leicester, LE2 9ED

- Offered to Market with No Upward Chain
- Fitted Kitchen
- Family Bathroom with shower over the bath
- Cul-de-Sac position
- Excellent Road and Public Transport Links to the City
- Lounge-Dining room
- Three well appointed Bedrooms
- Enclosed garden with out building storage
- Local Shops, Schools and Amenities
- Ideal First time buyer, Family or Investor property

**£180,000**





# Sturdee Road, , Leicester, LE2 9ED

## DESCRIPTION

Nestled within a cul-de-sac on Sturdee Road, this charming three-bedroom concrete construction house is an ideal opportunity for first-time buyers, families, or astute investors.

Upon entering, you are welcomed by a hallway that leads to a spacious open-plan lounge-dining room, perfect for both relaxation and entertaining. The fitted kitchen is an ideal place for creating some culinary delights for the family or friends.

Stairs from the hallway lead up to the first floor, where you will find the three well-appointed bedrooms, each offering ample space and natural light. The property also features a three-piece bathroom suite, complete with a shower over the bath, catering to all your daily needs. Having been recently decorated, this home is presented in move-in condition, yet it also offers the potential for further modernisation, allowing you to personalise the space to suit your vision and requirements.

The location is particularly advantageous, with easy access to local shops, schools, and various amenities. Excellent public transport and road links ensure that the city centre, Fosse Park retail outlet, and major motorways are within reach, making this property a practical choice for those who commute or enjoy shopping.

Offered to the market with no upward chain, this home benefits from gas central heating, double glazing, and solar panels, enhancing both comfort and energy efficiency. This delightful property is ready for you to make it your own, so do not miss the chance to view this wonderful opportunity in Leicester.

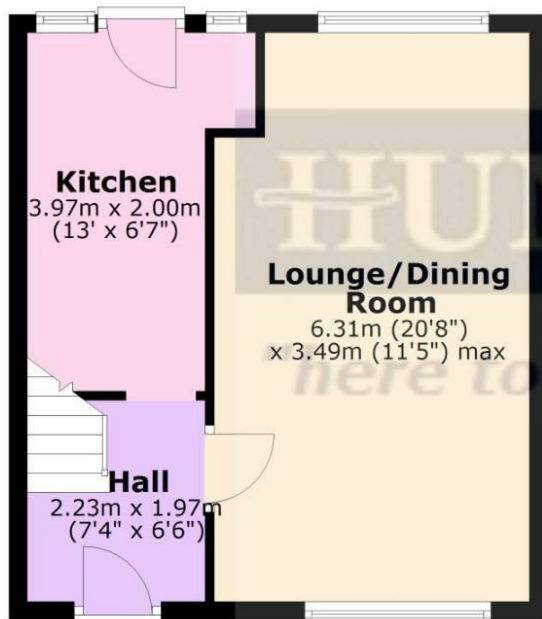




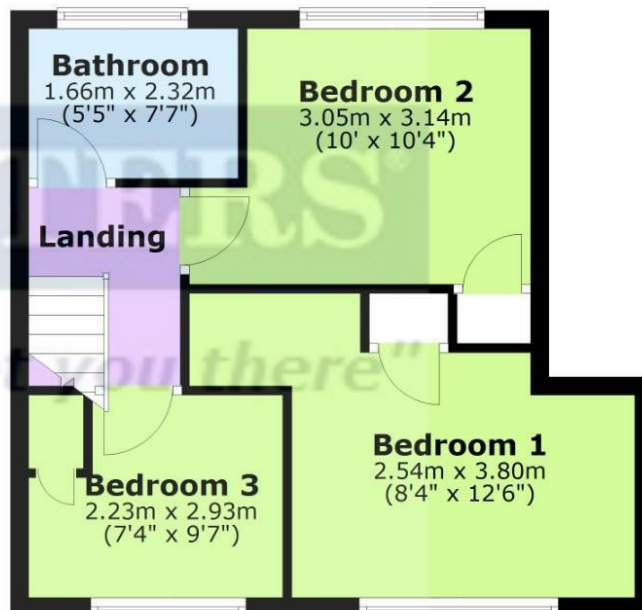




## Ground Floor



## First Floor



HUNTERS ESTATE AGENTS WIGSTON While every attempt has been made to ensure the accuracy of the floor plan contained here, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

## Viewings

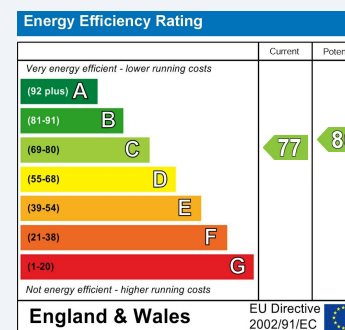
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## 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.