wards
Residential

26B The Roundhills, Leicester, LE9 7SJ

£280,000 Offers over

Freehold

NO CHAIN. A fantastic opportunity to purchase a spacious and very well presented three bedroom semi-detached house in a prime location in the heart of the sought after village of Elmesthorpe. The property is located in a secluded setting, accessed by a private driveway, and benefits from countryside views to the front elevation. The accommodation comprises the following: Entrance Hall, WC, Lounge/Dining Room, Kitchen, three Bedrooms and Shower Room. To the front elevation there is a block paved driveway and there are easy maintenance gardens to the rear of the dwelling. UPVC double glazing and hot water and heating is generated by an efficient electric combi boiler. Viewing essential.

Entrance Hall

5.2 x 1.28 Metres

With composite front door and understairs store cupboard. Provides access to:

Kitchen

4.28 x 4.11 Metres

A beautiful feature of the house, the spacious open plan Kitchen offers truly flexible accommodation to suit modern living. The Kitchen is fitted with stylish, white base units, with slate-effect worktops over, with stainless steel sink with inset drainer, and a feature island with breakfast bar. The kitchen benefits from a good range of appliances including: Cooke and Lewis single electric oven with electric hob and extractor hood above, integrated Fridge Master fridge/freezer and integrated wine rack. Wooden laminate flooring and ceiling spotlights.

Lounge/Diner

6.68 x 4.49 Metres

A superb entertaining space which is open plan to the Kitchen. UPVC French doors to the rear gardens and TV aerial point.

WC

1.81 x 0.98 Metres

White two piece suite comprising low flush WC and wash hand basin on a vanity unit. UPVC window to the front elevation.

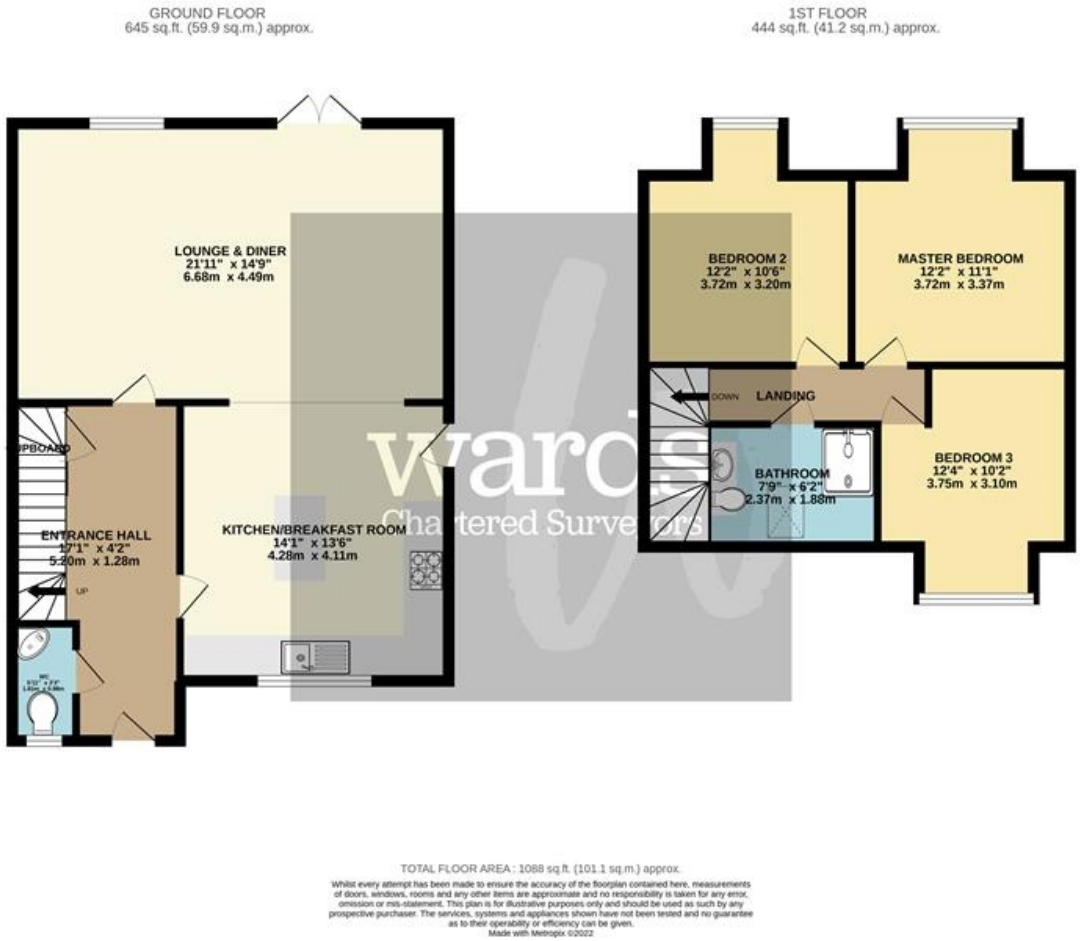
Outside

The property is located in a secluded situation accessed from The Roundhills in Elmesthorpe village. To the front elevation, there is a block paved driveway providing off-road parking for numerous vehicles. To the rear, there are low maintenance rear gardens benefiting from an artificial lawn with block paved patio area adjacent to the rear of the dwelling. Timber sleeper enclosed borders and two timber sheds. The gardens are enclosed by majority timber fencing and benefit from side access from the front elevation.

EPC Rating - B(85)

Council Tax Band - C

Call 01455 251771 to make an appointment to view this property



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