



3 ABBEY RISE
LEICESTER

JAMES
SELICKS
ESTATE AGENTS & CHARTERED SURVEYORS

SALES LETTINGS SURVEYS MORTGAGES

3 Abbey Rise

Leicester
LE4 2AH

£185,000

An attractive, traditional three bedroom end of terrace family home located in this popular suburb.

Storm porch | entrance hall | sitting room | dining room | kitchen | three bedrooms | bathroom | driveway | detached single garage | lawned rear gardens | two outhouses | EPC-D

LOCATION

The property is conveniently located just off Abbey Lane, providing excellent access to the city centre with its professional quarters and mainline railway station, along with good local schooling nearby and access to the M1/M69 motorway networks just a short distance away.

ACCOMMODATION

The property is entered via an arched storm porch with original black and white tiled flooring, through a solid wooden door with leaded glazed window to the side, into an entrance hall having wooden flooring, radiator and understairs cupboard, giving access to the sitting room which boasts a bay window to the front elevation with radiator beneath, a feature wooden fireplace with tiled hearth and back and cast iron grate, high skirting boards, ceiling coving and wooden flooring. The dining room enjoys a further tiled fireplace, radiator and patio doors leading onto the garden. The kitchen has a range of eye and base level units and drawers, roll edge work surfaces, stainless steel sink and drainer unit with mixer tap over, tiled splashbacks, integrated electric hob, space and plumbing for automatic washing machine, radiator, quarry tiled flooring, opaque glazed window and door to the garden.

To the first floor a landing with window to the side elevation gives access to the family bathroom which has a three piece suite comprising panelled bath with shower over, contemporary wash hand basin with cupboard beneath and a low flush WC, chrome heated towel rail, part tiled walls, tiled flooring and window to the rear. The master bedroom has a window to the rear elevation, radiator, high skirting boards, picture rail, feature tiled fireplace and wooden floor. Bedroom two has a bay window to the front elevation, radiator beneath, high skirting boards, ceiling coving and wooden flooring. Bedroom three has a radiator and window to the front elevation.

OUTSIDE

The property is approached via a paved driveway leading to the detached single garage measuring 3m x 6m (9'10" x 19'8") which has an up and over door to the front, window and personal door to the rear.; a path to the storm porch and a small gravelled frontage with a Mediterranean planting scheme behind wrought iron fencing. An ornate cast iron gate gives side access to the rear gardens which are predominantly laid to lawn with a paved patio area, two outhouses, fenced and hedged boundaries.

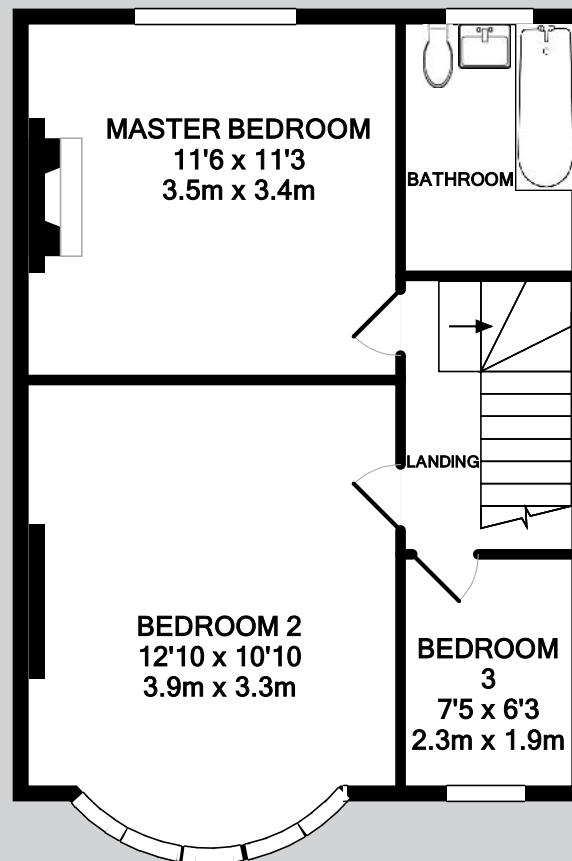
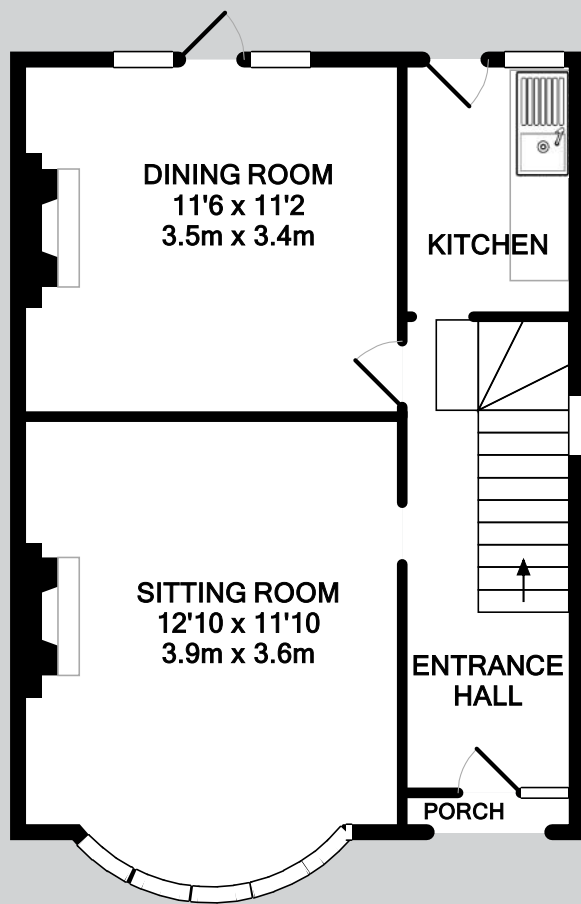
DIRECTIONAL NOTE

Proceed out of Leicester on via A6 St Margaret's Way in a northerly direction, eventually becoming Abbey Lane. Continue along this road for approximately two miles and turn left into Abbey Rise where the property can be located just in on the right hand side.





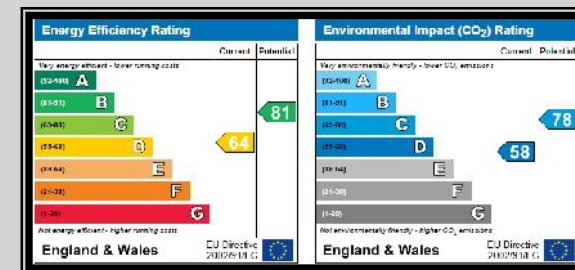
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Total Approximate Gross Internal Floor Area = 828 SQ FT/ 77 SQ M

Measurements are approximate. Not to scale. For illustrative purposes only.



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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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