

FOR SALE



Dunton Street

Leicester, LE3 5EL

Offers in the region of £199,950



A charming 3 bedroom terraced property offers a unique opportunity for a first time buyer to secure a home or for investors seeking to expand their portfolio. Boasting a prime location for easy commuting to the City Centre which is only minutes away both walking and driving. The property also has a huge benefit of being CHAIN FREE. It also offers excellent links to the main motorway networks along with local shops and schools being close.

The property comprises of two reception rooms one of which comprises of a log burner, fully fitted kitchen, three bedrooms and a bathroom with three a piece suite. The property also offers double glazing, gas central heating and a rear garden with shed.

If you have been searching for a home that combines comfort, character, and the warm ambiance of a log burner, this 3-bedroom terraced property is the perfect fit. Contact us today to arrange a viewing and experience the charm and appeal of this wonderful property firsthand.



Reception Room One 11'0" x 11'0" (3.366 x 3.372)

Ceiling light point, double glazed window, radiator, fire place with surroundings, two build in storage cupboards, alarm system, tiled understairs storage and carpeted flooring.

Reception Room Two 15'5" x 11'0" (4.713 x 3.376)

Ceiling light point, double glazed window, radiator, TV point, DEFRA approved tiger wood burner with surroundings and carpeted flooring.

Kitchen 13'7" x 6'3" (4.151 x 1.922)

Three ceiling light points, double glazed window, a fully fitted kitchen offering base and wall cupboards, worktop with ceramic sink and drainer, washing dryer, fridge, freezer, tiled flooring, under counter spot light points and UPVC door leading to rear garden.

Bathroom 8'0" x 6'10" (2.452 x 2.091)

Ceiling light point, radiator, towel radiator, double glazed frosted window, cupboard, tiled flooring, a 3 piece bathroom suite comprising of a bath with thermostatic shower over, sink and a low level flush toilet.

Stairs & Landing to 1st Floor

Two ceiling light points, loft hatch, carpeted flooring, radiator, doors leading to bedrooms 1, 2, 3 and bathroom.

Bedroom 1 12'5" x 12'6" (3.787 x 3.824)

Ceiling light point with fan, double glazed window, radiator, storage cupboard and carpeted flooring.

Bedroom 2 12'4" x 9'4" (3.777 x 2.859)

Ceiling light point with fan, double glazed window, radiator, built in storage cupboard and carpeted flooring.

Bedroom 3 13'0" x 5'11" (3.971 x 1.817)

Ceiling light point with fan, double glazed window, boiler cupboard, media storage built in, radiator and carpeted flooring.

Externally

To The Back Of The Property

There is an enclosed garden which offers a large patio area, metal shed, outside double plug socket, three wood stores and wood gate leading from the front to back.

Additional Information

How To Make An Offer - Please email with any offers along with proof of funds and mortgage in principle. Please include a photo ID and a recent utility bill with your current address this will then be submitted to the vendor.

Please be aware that if you make an offer and you do require a mortgage your details will be shared with our mortgage advisors Venture Mortgages & Protection as they provide us with a pre-qualifying service to verify your offer for the vendor.

Money Laundering - In line with current money laundering regulations, prospective buyers will be asked to provide us with a photo I.D. (e.g. Passport, driving license, bus pass, etc) and proof of address (e.g. Current utility bill, bank statement, etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees, or third parties should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements, floor plans, and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Abbey Lettings & Sales. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to the exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright in all advertising material used to market this Property.

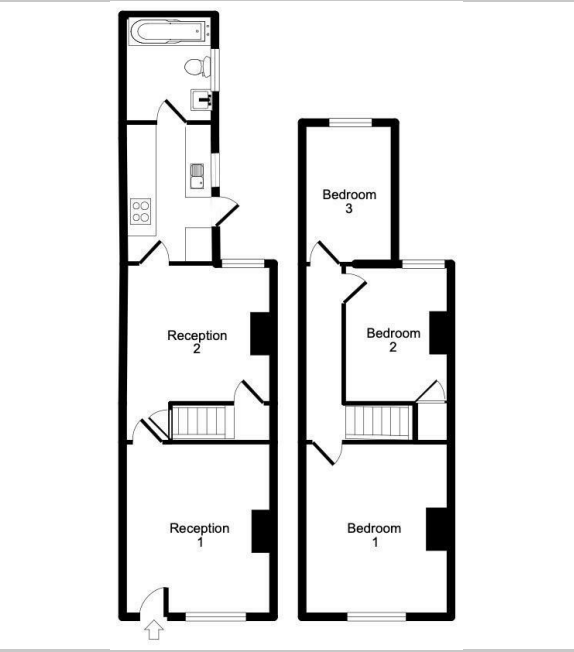
Referrals - Abbey Lettings and Sales provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Broker to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and mortgage adviser and we will receive a referral fee should you use their services. If you require more information regarding our referral programs, please ask at our office.

Free Property Valuations! - If you have a house to sell then we would love to provide you with a free no-obligation valuation.

Area Map



Floor Plans



Energy Efficiency Graph

