



13 Watkin Road, Leicester, LE2 7AG

Price £300,000



Set To Let Estate Agents are delighted to offer this unique three-bedroom detached townhouse for sale in the award-winning Freemans Meadow development, Leicester, LE2.

Conveniently located within walking distance of Leicester Royal Infirmary, De Montfort University and Leicester City Centre, the property also benefits from excellent motorway links and local amenities.

The accommodation is arranged over three floors and comprises an entrance hallway, three double bedrooms, including one with an en-suite shower room, a family bathroom, spacious lounge with private balcony, and a modern fitted kitchen/dining room with integrated appliances. The top-floor principal bedroom benefits from an en-suite bathroom and access to a private roof terrace.

Further benefits include heat pump central heating, double glazing throughout, secure gated covered parking, and low-maintenance front and rear gardens.

An ideal home for families, professionals or investors seeking a well-connected and stylish property in a highly desirable location.

Early viewing is highly recommended. Contact Set To Let Estate Agents today to arrange your viewing.

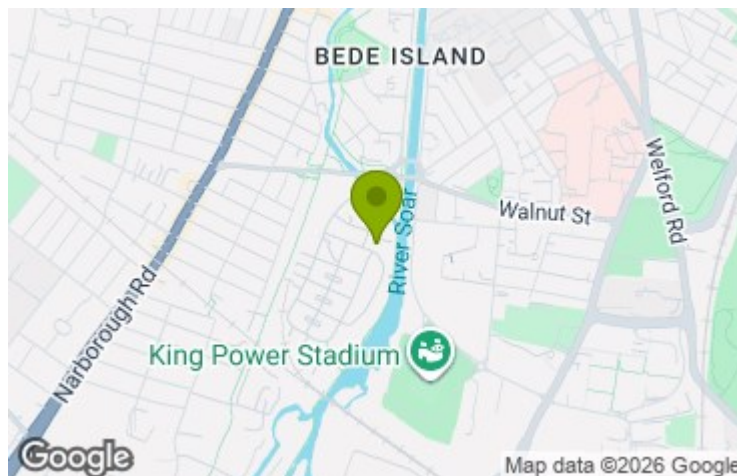
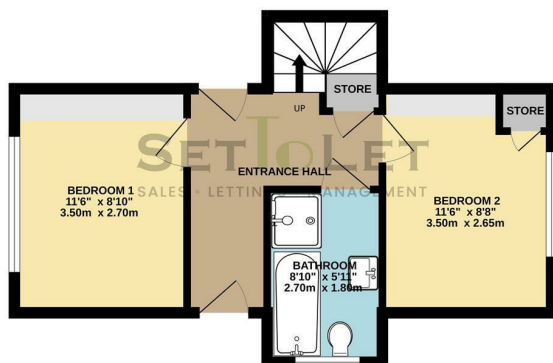
Viewing

Please contact our Set To Let Office on 01162436464

if you wish to arrange a viewing appointment for this property or require further information.

- Popular Freemans Meadow Development
- Three Storey - Detached Property
- Three Bedrooms - Two Bathrooms
- Balcony + Roof Terrace
- Secure Gated Parking
- Generous Corner Plot
- Beautiful Garden
- Near LRI - University - Motorway Links
- Call Set To Let Estate Agents

GROUND FLOOR
353 sq.ft. (32.8 sq.m.) approx.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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