



Affitto Estate Agents proudly present to the market this fantastic 3 bedroom family home. Situated in the highly desirable LE5 postcode, this property offers convenient access to the City Centre and is close to a range of local amenities, shops, schools and hospitals.

The ground floor of the property comprises of a good sized downstairs bedroom, bathroom, Dining Room and a Utility Room.

On the first floor there is a landing which leads towards a large sized living room and a kitchen. The kitchen has ample storage with multiple wall and base units. There is also enough room for a dining table if desired.

The Second Floor consists of two double bedrooms both with en-suites comprising of a shower, W/C and hand basin. All bedrooms in the property are of a large size and provide enough room for all necessary furniture.

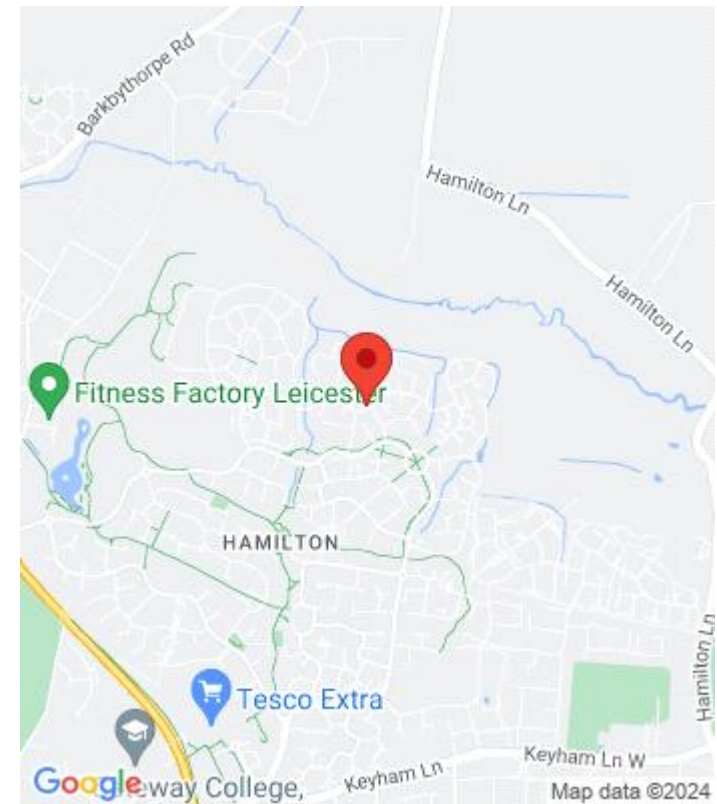
There is also a decent sized garden to the rear of the property and off street parking is available with a garage.

CONTACT US TODAY to arrange a viewing!

Tenure: Freehold



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.