

FOR SALE



Burnham Drive , Leicester

3 Bedrooms, 1 Bathroom, Semi Detached House

Asking Price Of £350,000



- Semi detached property
- Off Road Parking!
- Large garage
- Conservatory
- Three bedrooms
- Bathroom with walk in shower
- Utility room wiith w/c

FULL DESCRIPTION The dream home!!

Martin and Co are delighted to welcome to the market this spacious and well-presented three-bedroom home located in a sought-after residential area. This ideal family property features a bright and airy open plan living room/diner, a modern fitted kitchen, and a private rear garden perfect for entertaining. Upstairs offers three generously sized bedrooms and a contemporary family bathroom. Additional benefits include off-street parking, a large garage, and double glazing throughout. Conveniently situated close to local schools, transport links, and amenities. A must-see property-early viewing highly recommended!

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HALLWAY 7' 6" x 10' 6" (2.29m x 3.2m) Double glazed front door, small storage cupboard, herringbone style flooring, stairs to first floor, entrance to lounge/ diner and kitchen.

LOUNGE/DINER 9' 0" x 26' 6" (2.74m x 8.08m) Double glazed bay window, fire place on the chimney breast, radiators and sliding doors leading to conservatory.

CONSERVATORY 8' 7" x 18' 2" (2.62m x 5.54m) UPVC framed, tiled flooring, panelled windows to the side elevation, door leading to back garden.

KITCHEN 9' 4" x 11' 10" (2.84m x 3.61m) Fitted kitchen with a range of wall and base units, double glazed window showing the conservatory, herringbone flooring, access to the garage, utility and garden.

UTILITY ROOM 7' 8" x 9' 8" (2.34m x 2.95m) Double glazed window showcasing the garden, w/c, unit with sink and drainer, undercounter appliance storage, tiled flooring, access to back garden.



BEDROOM 1 12' 0" x 11' 1" (3.66m x 3.38m) Double glazed window overlooking the garden, radiator, laminate flooring.

BEDROOM 2 11' 4" x 12' 2" (3.45m x 3.71m) Double glazed window overlooking the street, wooden flooring, radiator

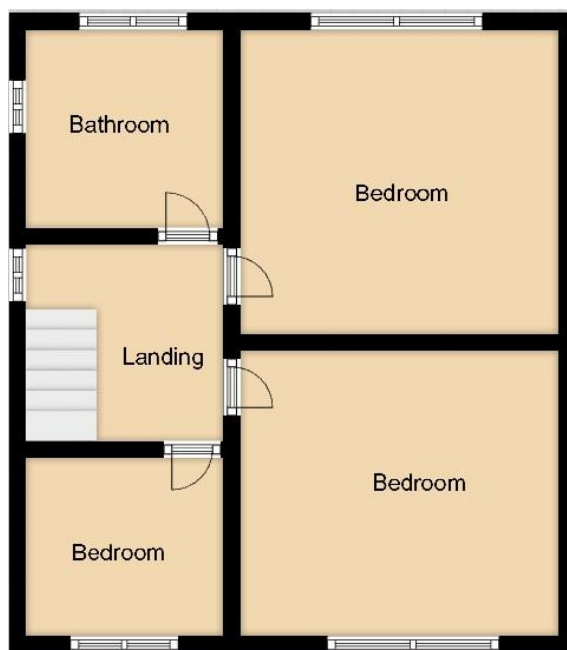
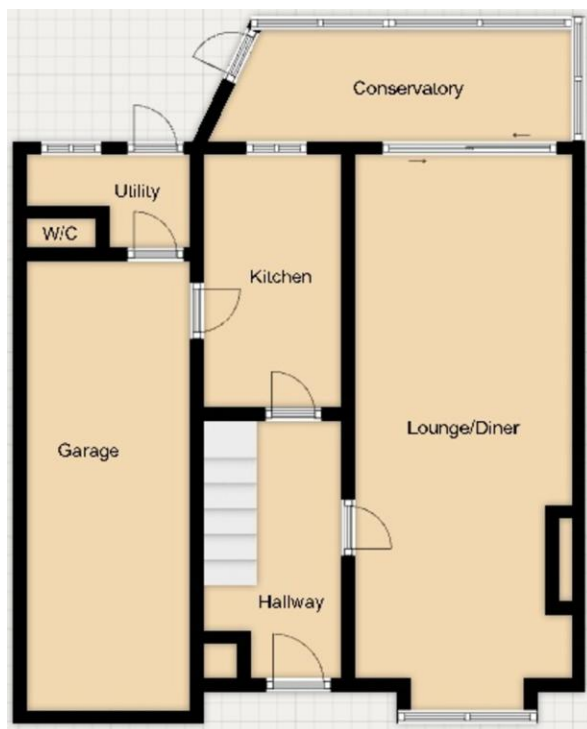
BEDROOM 7' 1" x 8' 6" (2.16m x 2.59m) Wooden flooring, double glazed window overlooking the street, radiator

BATHROOM 7' 5" x 8' 2" (2.26m x 2.49m) Two double glazed windows with frosted glass pane, Spa bath, walk in shower unit, tiled flooring

OUTSIDE To the front of the property is a large driveway with access to the garage.

To the rear of the property is a spacious garden with pond, paved seating area and artificial grass, storage space.





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