

# NICK HUMPHREYS

SALES · LETTINGS · STUDENT

SINCE 1986



## Station Street, Leicestershire, LE11 5ED

### £204,950

Immaculately Presented Three-Bedroom Terrace Home in Prime Location

Situated within walking distance of local amenities including Lidl, Sainsbury's, excellent public transport links, and more, this beautifully maintained three-bedroom terraced property offers spacious and comfortable living throughout.

The home benefits from gas central heating, double-glazed windows, and generously proportioned rooms, making it ideal for families, first-time buyers, or investors.

The ground floor comprises a welcoming dining room, a bright and airy lounge, a fully fitted kitchen complete with integrated appliances, and a modern shower room. Upstairs, you'll find three well-sized double bedrooms, perfect for flexible family living or working from home.

Externally, the property features a private, enclosed rear garden—ideal for outdoor entertaining or relaxing in the warmer months.

Don't miss this fantastic opportunity—contact us today to arrange your viewing.

# Station Street, Leicestershire, LE11 5ED

## Tenure

Freehold

## Council Tax Band

Charnwood Borough Council

Council Tax Band : A

## Viewings

Please contact David, Julie or Henry at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

## Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

## Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

## Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

## Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

## Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

## General Note

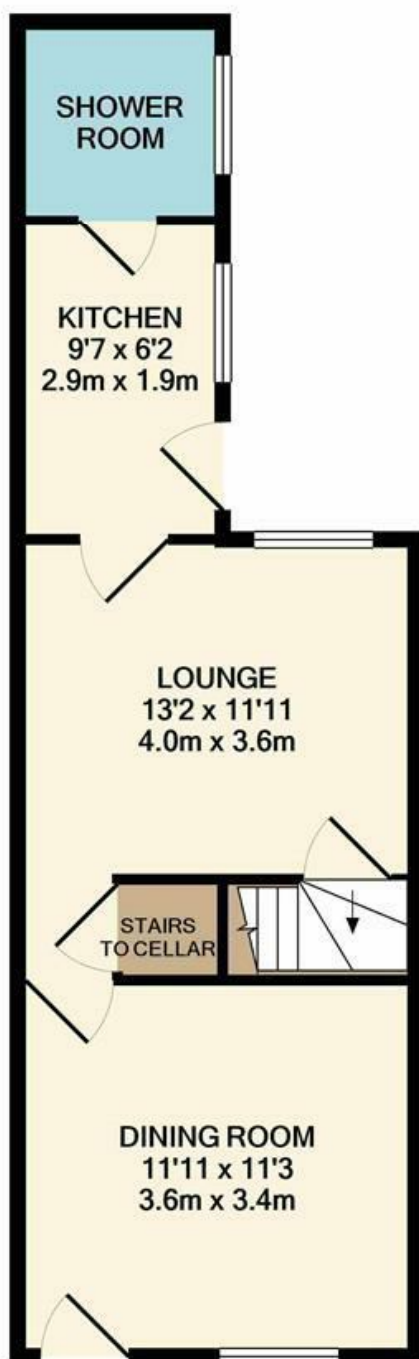
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

## Hours Of Business

Our office is open Monday to Friday 9am - 5.30pm

Saturday 10am - 3:30pm.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>84</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>61</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |