



122 Winstanley Drive, Leicester. LE3 1PB

£230,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

New to the market, this beautifully presented three-bedroom end terrace offers spacious living in a convenient location close to local amenities. Boasting three generously sized bedrooms, a bright living room, separate dining room with French doors opening onto a private rear garden with patio and lawn, a modern kitchen, and a family bathroom, this home is ideal for families or first-time buyers alike. With the added benefit of driveway parking and a well-maintained interior throughout, early viewing is highly recommended.

Council Tax Band A EPC Rating TBC

FEATURES

- Three Bedroom End Terrace Property
- Close to Local Amenities
- Driveway Parking
- Dining Room with French Doors to Rear Garden
- Private Rear Garden
- Modern Bathroom
- Council Tax Band A
- EPC Rating TBC



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

4.3m x 1.29m (14' 1" x 4' 3")

Entered via a newly fitted composite front door, the welcoming entrance hall offers a practical and stylish first impression. To the right, there is a useful storage cupboard/pantry complete with power and lighting. The space is finished with wooden flooring and pendant lighting, and provides access to the kitchen and dining room. Stairs rise to the first floor, while an additional door leads to the side of the property and the coal shed.

Kitchen

2m x 2.34m (6' 7" x 7' 8")

Fitted with a range of matching white shaker-style base and eye-level units, complemented by a marbled-effect worktop, the kitchen offers both style and practicality. There is space and plumbing for a washing machine, along with provision for an under-counter fridge. Cooking facilities include an electric oven with gas hob and extractor hood above, while a stainless steel sink and drainer is conveniently positioned beneath a UPVC window overlooking the rear aspect.

Dining Room

3.39m x 3.62m (11' 1" x 11' 11")

A bright and inviting space, the dining room is carpeted for comfort and features pendant lighting and a modern electric fire as a focal point. French doors open directly onto the patio, creating a seamless flow to the garden, while double doors lead through into the living room.

Living Room

4.08m x 3.63m (13' 5" x 11' 11")

A spacious and light reception room, featuring a UPVC window to the front aspect that floods the space with natural light. The room is carpeted for comfort, fitted with pendant lighting, and centred around an electric fire, creating a warm and welcoming atmosphere.

Outside

The property enjoys a private rear garden, fully enclosed with timber fencing and enhanced by mature trees offering excellent privacy. A spacious patio area provides the perfect spot for outdoor seating and entertaining, with a large turfed lawn beyond for family use or relaxation. A side gate offers convenient access to the front of the house, where a newly laid driveway provides ample off-road parking.

First Floor

Landing

The landing is carpeted and fitted with pendant lighting, featuring a frosted UPVC window to the side aspect that adds natural light while maintaining privacy. A loft hatch and useful storage cupboard are also located here, with the landing providing access to all three bedrooms and the family bathroom.



ROOM DESCRIPTIONS

Bedroom One

3.41m x 3.26m (11' 2" x 10' 8")

A spacious double bedroom, carpeted for comfort and featuring pendant lighting, with a UPVC window to the rear aspect offering pleasant garden views. The room benefits from two built-in storage cupboards, one of which houses the Ideal combi boiler, installed just three years ago.

Bedroom Two

4.12m x 2.68m (13' 6" x 8' 10")

Another spacious double bedroom, carpeted for comfort and featuring pendant lighting. A UPVC window to the front aspect fills the room with natural light, and a built-in storage cupboard provides additional practicality.

Bedroom Three

2.75m x 2.36m (2' 6" x 7' 9")

A versatile room, carpeted and fitted with pendant lighting, featuring a UPVC window to the front aspect. Ideal as a third bedroom or a home study, offering flexibility to suit your needs.

Bathroom

2.41m x 2.12m (7' 11" x 6' 11")

A very spacious bathroom featuring a bath with an electric shower over, complemented by two frosted UPVC windows to the rear aspect for natural light and privacy. The room is finished with vinyl flooring, spotlights, a pedestal hand wash basin, and a low-flush WC.

Agents Notes

This property is believed to be of standard construction. The property is connected to mains gas, electricity, water and sewerage. Broadband speeds are standard 2mbps, superfast 73mbps and ultrafast 1800mbps. Mobile signal strengths are strong for O2 and Vodaphone and medium for EE and Three.

Legal Information

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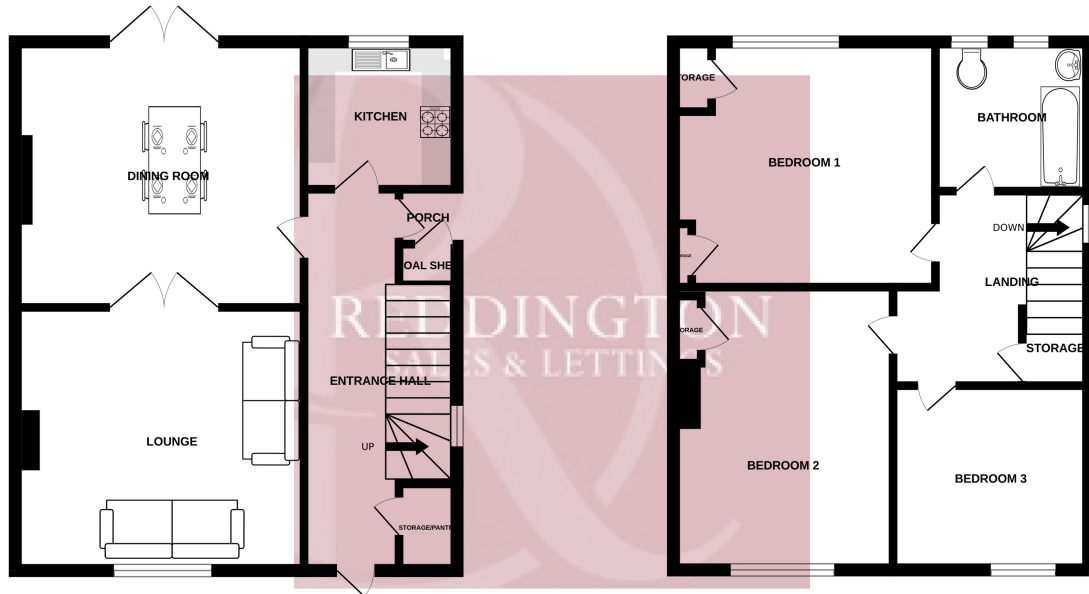




FLOORPLAN

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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