



217 Winstanley Drive, Leicester. LE3 1PD

- Three Bedroom Semi Detached Property
- In Need Of Renovation And Improvement
- Entrance Hall, Front Reception Room, Rear Reception Room, Kitchen
- Landing, Three Bedrooms, Bathroom
- Large Rear Garden & Driveway
- Offered With No Onward Chain, Early Viewing Recommended
- Gas Central Heating
- EPC Rating E & Council Tax Band A



PROPERTY DESCRIPTION

Three Bedroom semi detached property on a good sized plot offered with no upward chain. Spacious accommodation provided throughout and would be a perfect investment as in need of some improvements. In brief the property comprises of entrance porch, entrance hall, good sized front and rear reception rooms, rear kitchen & vestibule giving access to the side of the property. To the first floor the landing leads to the two generous double bedrooms, one single bedroom and a rear family bathroom. The property further benefits from gas fire central heating. Externally there is a driveway with car standing, side access gate leading to the good sized rear garden with patio, lawn and fence surround. EPC rating E and Council tax band A.



ROOM DESCRIPTIONS

Entrance Porch

Entrance Hall

13' 00" x 3' 11" (3.96m x 1.19m)

Front Reception Room

11' 11" max x 10' 11" max (3.63m x 3.33m)

Rear Reception Room

11' 11" max x 11' 11" (3.63m x 3.63m)

Kitchen

7' 11" x 6' 11" (2.41m x 2.11m)

Vestibule

Landing

Bedroom

11' 11" into robes x 11' 4" (3.63m x 3.45m)

Bedroom

13' 4" x 9' 11" into robe (4.06m x 3.02m)

Bedroom

8' 11" max x 8' 1" max (2.72m x 2.46m)

Bathroom

External

Driveway

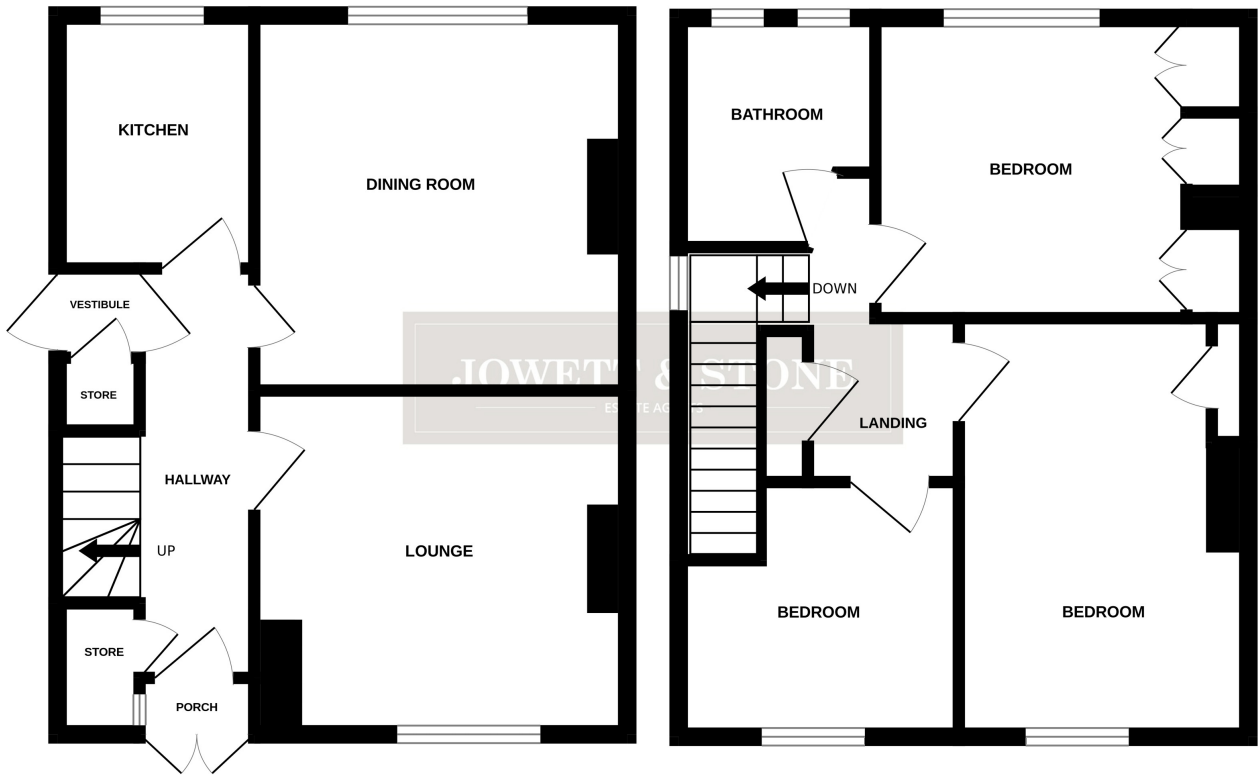
Rear Garden



FLOORPLAN & EPC


GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.

1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.6 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Blaby
11, Leicester Road, Blaby, LE8 4GR
0116 2789624
blaby@jowettandstone.co.uk