



### 3 bed terraced house to buy in

Ingle Street, Leicester, Leicestershire, LE3  
9FS

**£135,000** Starting Bid

 x3  x1  x2

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Three Bedrooms
- ✓ Terraced Home
- ✓ Superbly Presented Throughout
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

Located around three miles to the west of Leicester's city centre, this updated three-bedroom family property offers excellent access to local schools, shops, everyday amenities and public transport, as well as convenient links to Fosse Park and major motorway routes.

### Overview

Set within the well-established Newfoundpool area, this refurbished home provides easy travel into and out of the city. The property features gas central heating, uPVC double glazing and a range of recent improvements. The ground floor includes two reception rooms, a modernised kitchen, a rear lobby and a refitted bathroom. Upstairs there are three good-sized bedrooms, with a staircase from the main bedroom leading to a converted loft room featuring a rear dormer window.

### Accommodation

The home has been tastefully improved throughout, including new flooring and updates to both the kitchen and bathroom. Entry is via a uPVC door into a spacious front lounge with feature fireplace and access to the first-floor stairs. Glazed doors open into a larger-than-average dining room, offering plenty of room for a family dining table and enjoying views over the rear garden. A door leads through to the upgraded kitchen, fitted with contemporary wall and base units, stainless steel sink with mixer tap, built-in electric oven, gas hob and extractor hood. An opening connects to a practical rear lobby housing storage and the gas boiler, with a door leading outside to the patio.

The stylish family bathroom has tiled walls and fitted with a modern suite including a WC, vanity-style washbasin and a bath with shower and glass screen.

On the first floor are three well-proportioned bedrooms. The main front bedroom is a spacious double and includes a staircase rising to the converted loft space. Bedroom two is also a double, overlooking the rear, while bedroom three is a large single room.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £135,000

Property Type: Terraced House

Parking: On Street

Year built: 1975

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



**Ground Floor**  
Floor area 46.1 sq.m.  
(496 sq.ft.)

**First Floor**  
Floor area 39.0 sq.m.  
(420 sq.ft.)

**Second Floor**  
Floor area 24.2 sq.m.  
(261 sq.ft.)

**Total floor area: 109.4 sq.m. (1,177 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>S1</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Ingle Street, Leicester, Leicestershire, LE3 9FS

Contact your local branch today for more information on this property:

**7 Bath Road, Hounslow, Middlesex, TW5 9AX, Tel: 02085772777, <https://www.lmark.co.uk/>**

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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



<https://www.lmark.co.uk/> - 02085772777