



## SWALLOWDALE DRIVE, LEICESTER

£950

Nestled in the charming suburbs, Swallowdale Drive, Leicester, this well-presented semi-detached home offers a delightful blend of comfort and convenience. With two inviting bedrooms and a well-appointed bathroom, this property is perfect for small families or professionals seeking a peaceful retreat while remaining close to the vibrant city centre.

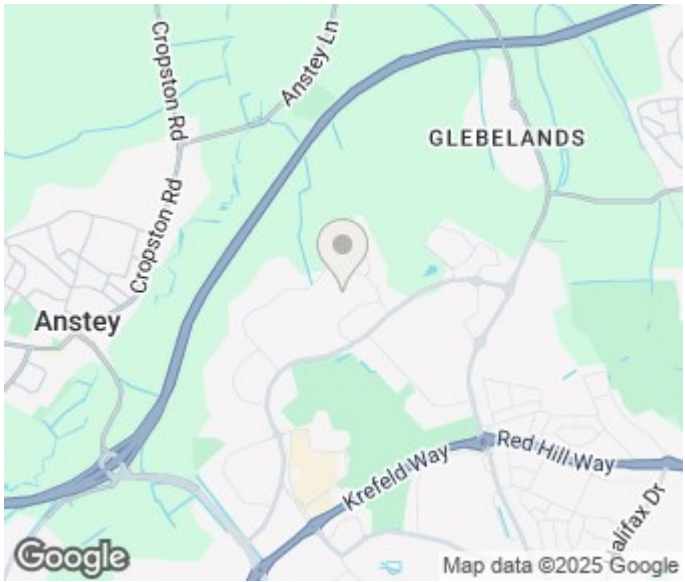
Upon entering, you are welcomed into a spacious lounge that features a staircase leading to the upper floor. This area is ideal for relaxation or entertaining guests. The lounge seamlessly opens into a modern kitchen and dining area, which boasts a range of fitted units and a stylish range-style oven, making it a wonderful space for culinary enthusiasts and family gatherings alike.

The property benefits from gas central heating and PVC double glazing, ensuring warmth and energy efficiency throughout the year. Its established suburb location provides easy access to local amenities, making daily errands a breeze. Additionally, the proximity to the A46 Western Bypass allows for quick travel to surrounding areas, enhancing the appeal for those commuting to work or exploring the wider region.

This semi-detached house is not just a home; it is a lifestyle choice that combines comfort, accessibility, and a welcoming community atmosphere. Whether you are looking to settle down or invest, this property is a fantastic opportunity not to be missed.

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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