



HR ESTATE AGENTS

3 Bedrooms

House - End Terrace

£240,000

Located in

Leicester





# Notleyfield Close

Leicester | | LE9 7QU



James Whalley is delighted to present this immaculate three-bedroom end-of-terrace home, built just five years ago and maintained to an exceptional standard throughout.

As you enter, you're welcomed into a bright and spacious kitchen/dining area, featuring a higher-than-standard specification from the original developer. The kitchen includes fitted designer appliances, with the hob replaced only two years ago. A convenient downstairs WC adds practicality to the ground floor layout.

The open-plan living area is filled with natural light, enhanced by stylish bi-fold doors that open onto the beautifully presented rear garden — perfect for relaxing or entertaining.

Upstairs, the property offers three well-proportioned bedrooms and a sleek, modern family bathroom. The loft has been boarded, providing valuable additional storage space.

Externally, there are two private parking spaces to the front, along with a low-maintenance rear garden featuring AstroTurf and rear access.

The property still benefits from 5 years remaining on the NHBC warranty, offering peace of mind to the new owners.

There is an annual estate maintenance charge of approximately £150.

# Notleyfield Close

£240,000 Freehold



- High Spec Kitchen
- 2 Parking Spaces
- Hotpoint Fridge / Freezer Integrated
- Integrated Dishwasher
- Boarded Loft For Storage
- Bi Fold Doors
- NHBC Warranty Left
- Hotpoint Microwave & Cooker Integrated
- Hive Heating Zone Control
- House Built 5 Years Ago

## Council Tax Band B

## Local Authority

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>83</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		
England & Wales		EU Directive 2002/91/EC

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