



12 Acacia Close, Leicester Forest East
Leicester

Offers in Region of £239,950



12 Acacia Close

Leicester Forest East, Leicester

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Semi-detached home
- Popular location
- Three bedrooms
- Offered with no upward chain
- Driveway parking
- Good sized garden to rear
- Kitchen/diner
- Spacious lounge



LEICESTER FOREST EAST

Leicester Forest East (Or LFE) is a large suburban village situated on the edge of the greater Leicester urbanisation and well served with local shopping, amenities, travel routes with open countryside, golf courses and scenic walks not far away. The local is great for commuting whether by car, air or bus.

EPC RATING

The property has an EPC rating of C; for further information and to see the full report please visit: <https://www.gov.uk/findenergy-certificate> and use the postcode when prompted.

HALL

With stairs leading up to the first floor, radiator, ceiling light point and door off at the side to:

LOUNGE

With double glazed window to the front elevation, ceiling light point, central heating radiator and fireplace to the side wall. A door at the rear leads through to:

KITCHEN DINER

With fitted units to base and eye level, sink with drainer, spaces for appliances, double glazed window to the rear elevation, ceiling light points, space for dining table, door to the garden and door to useful under-stairs storage.

FIRST FLOOR LANDING

With access to loft via hatch, ceiling light point, radiator, access to all three bedrooms and the bathroom.

MASTER BEDROOM

A double room with ceiling light point, window to the rear elevation overlooking the garden and central heating radiator.

BEDROOM TWO

A single room with ceiling light point, window to the front elevation overlooking the garden and central heating radiator.



LEICESTER FOREST EAST

Leicester Forest East (Or LFE) is a large suburban village situated on the edge of the greater Leicester urbanisation and well served with local shopping, amenities, travel routes with open countryside, golf courses and scenic walks not far away. The local is great for commuting whether by car, air or bus.

EPC RATING

The property has an EPC rating of C; for further information and to see the full report please visit: <https://www.gov.uk/findenergy-certificate> and use the postcode when prompted.

HALL

With stairs leading up to the first floor, radiator, ceiling light point and door off at the side to:

LOUNGE

With double glazed window to the front elevation, ceiling light point, central heating radiator and fireplace to the side wall. A door at the rear leads through to:

KITCHEN DINER

With fitted units to base and eye level, sink with drainer, spaces for appliances, double glazed window to the rear elevation, ceiling light points, space for dining table, door to the garden and door to useful under-stairs storage.

FIRST FLOOR LANDING

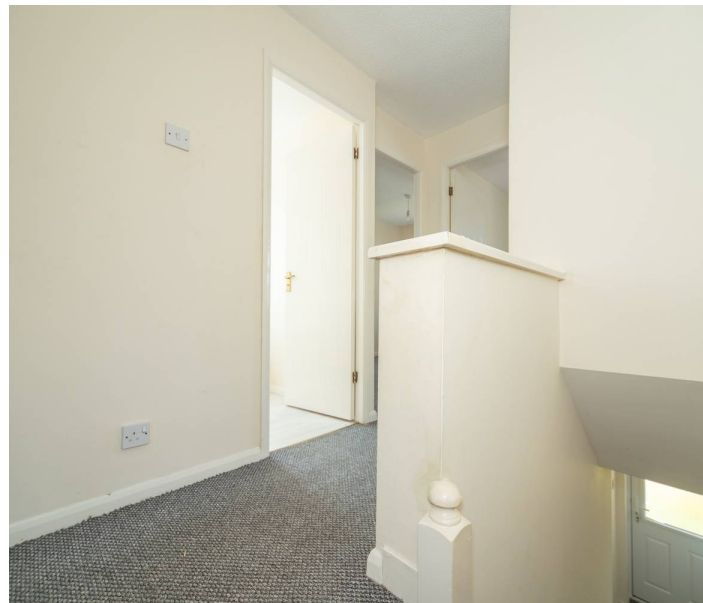
With access to loft via hatch, ceiling light point, radiator, access to all three bedrooms and the bathroom.

MASTER BEDROOM

A double room with ceiling light point, window to the rear elevation overlooking the garden and central heating radiator.

BEDROOM TWO

A single room with ceiling light point, window to the front elevation overlooking the garden and central heating radiator.





LEICESTER FOREST EAST

Leicester Forest East (Or LFE) is a large suburban village situated on the edge of the greater Leicester urbanisation and well served with local shopping, amenities, travel routes with open countryside, golf courses and scenic walks not far away. The local is great for commuting whether by car, air or bus.

EPC RATING

The property has an EPC rating of C; for further information and to see the full report please visit: <https://www.gov.uk/findenergy-certificate> and use the postcode when prompted.

HALL

With stairs leading up to the first floor, radiator, ceiling light point and door off at the side to:

LOUNGE

With double glazed window to the front elevation, ceiling light point, central heating radiator and fireplace to the side wall. A door at the rear leads through to:

KITCHEN DINER

With fitted units to base and eye level, sink with drainer, spaces for appliances, double glazed window to the rear elevation, ceiling light points, space for dining table, door to the garden and door to useful under-stairs storage.

FIRST FLOOR LANDING

With access to loft via hatch, ceiling light point, radiator, access to all three bedrooms and the bathroom.

MASTER BEDROOM

A double room with ceiling light point, window to the rear elevation overlooking the garden and central heating radiator.

BEDROOM TWO

A single room with ceiling light point, window to the front elevation overlooking the garden and central heating radiator.





FRONT GARDEN

With planting, path to the front door and open plan to the side driveway.

REAR GARDEN

A really good size and mainly lawned with fenced boundaries and a gated access from the driveway.

DRIVEWAY

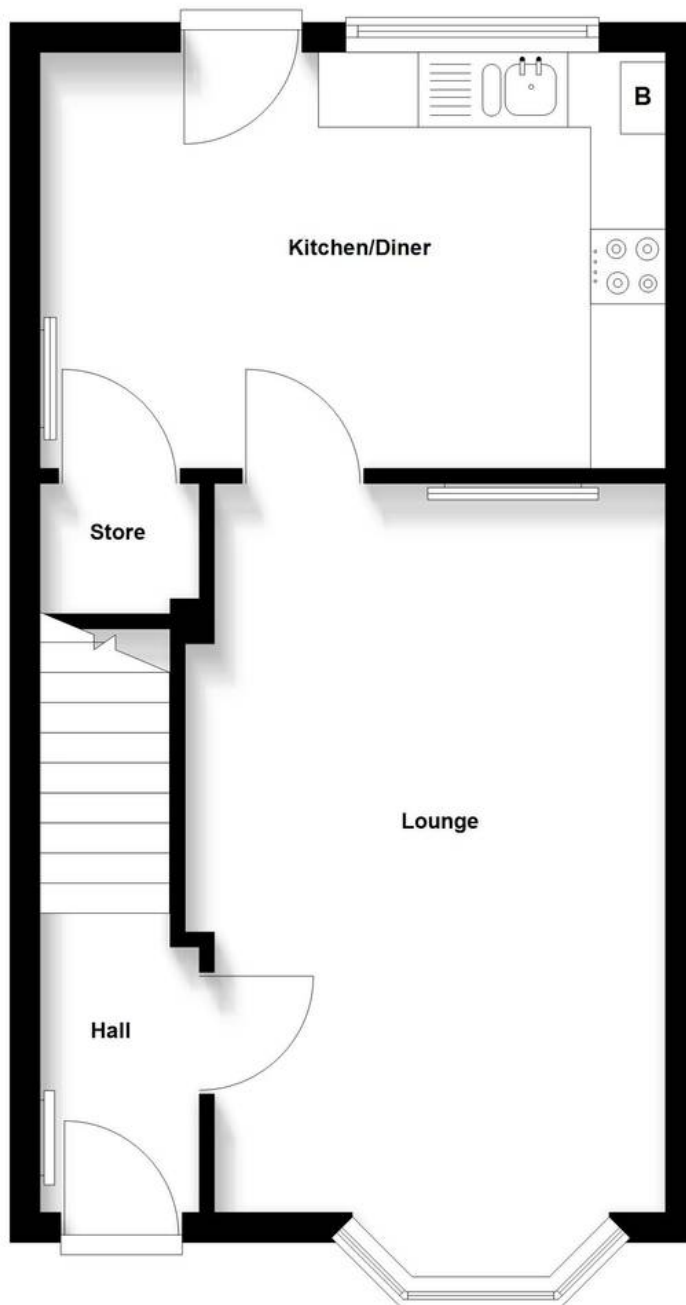
2 Parking Spaces

Situated to the right hand side of the plot and with space for two vehicles.



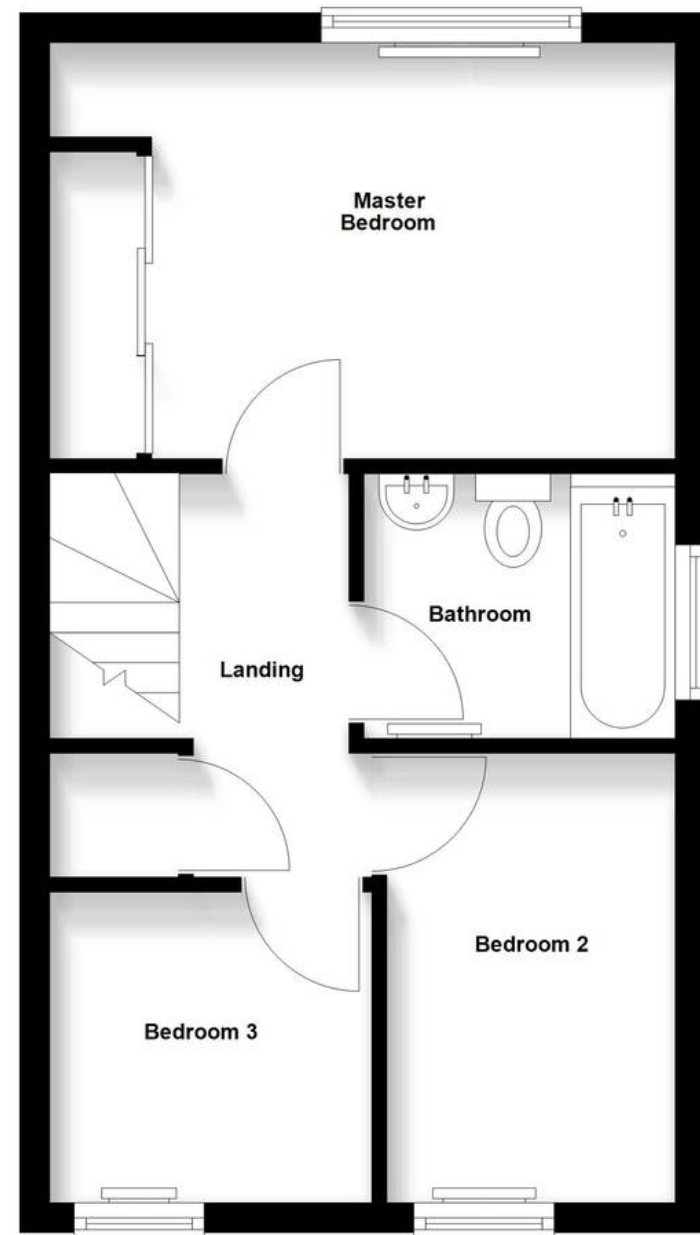
Ground Floor

Approx. 350.2 sq. feet



First Floor

Approx. 356.9 sq. feet



Total area: approx. 707.1 sq. feet



Moore & York

61 Granby Street, Leicester - LE1 6FB

0116 2558666

sales@mooreandyork.co.uk

www.mooreandyork.co.uk

Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.