

Heacham Drive
Leicester, LE4 0LJ

Asking Price: £290,000



Oliver Rayns
ESTATE AGENTS



- Spacious Lounge/Diner Filled With Natural Light
- Fitted Kitchen With Ample Storage
- Additional Playroom/Study For Versatile Living
- Three Well Proportioned Bedrooms
- Ground Floor Shower Room
- Off-road Parking And Private Rear Garden

A versatile three-bedroom home with spacious living accommodation, a lounge/diner, fitted kitchen, playroom, and both ground and first-floor bathrooms. With off-road parking and a good-sized garden, it's an ideal choice for families and buyers seeking space and flexibility.

This spacious three-bedroom home in Heacham Drive offers excellent potential for families, first-time buyers, or those seeking a property with flexible living space. Enjoying a well-planned layout, the house combines bright interiors with practical rooms, including a lounge/diner, fitted kitchen, ground-floor shower room, and an additional playroom that could serve as a study or snug.

The ground floor features a welcoming hall leading into the lounge/diner, a generous space filled with natural light and perfect for both everyday living and entertaining. The fitted kitchen provides ample storage and worktop space, while the adjacent playroom adds versatility for growing families. A convenient ground-floor shower room completes this level.

Upstairs, the property offers three bedrooms, two of which are doubles, alongside a family bathroom and separate WC. Each room provides comfortable accommodation, ready to be tailored to suit individual needs.

Outside, the rear garden offers space for relaxation and outdoor activities, complemented by mature planting that adds privacy. To the front, there is ample off-road parking, ensuring practicality for modern family life.

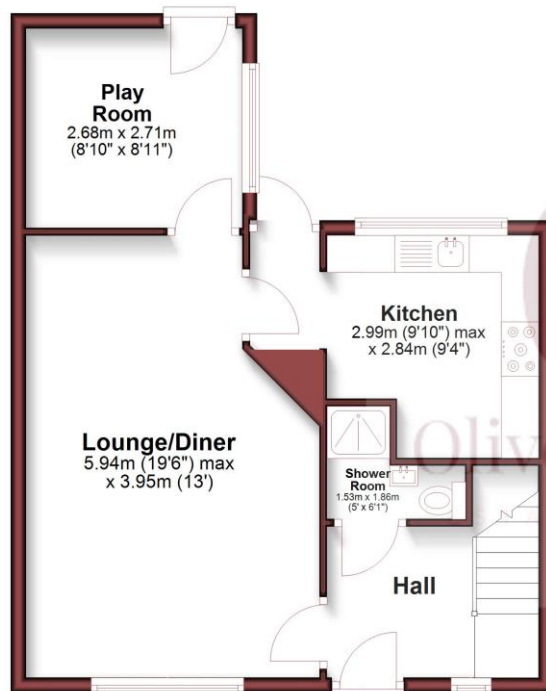
Situated in a popular residential area, the property is within easy reach of local schools, amenities, and transport links, making it a well-rounded choice for buyers at all stages of life. With scope to personalise, this home represents an exciting opportunity to create a wonderful family residence.





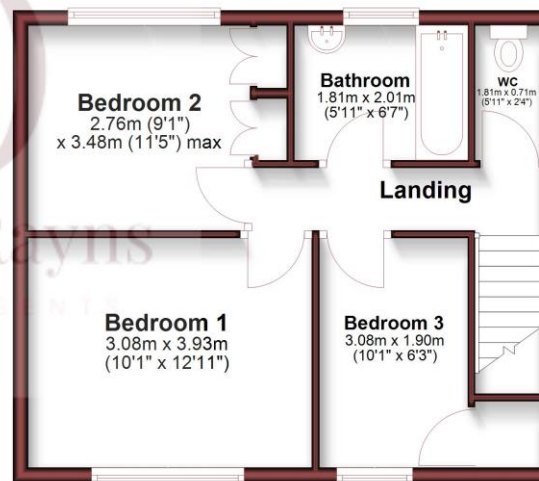
Ground Floor

Approx. 48.5 sq. metres (521.9 sq. feet)



First Floor

Approx. 40.1 sq. metres (431.6 sq. feet)



Total area: approx. 88.6 sq. metres (953.5 sq. feet)

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 errors, omissions or mis-statements. This plan is for illustration purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All measurements include garages and outbuildings.
Plan produced using PlanUp.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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