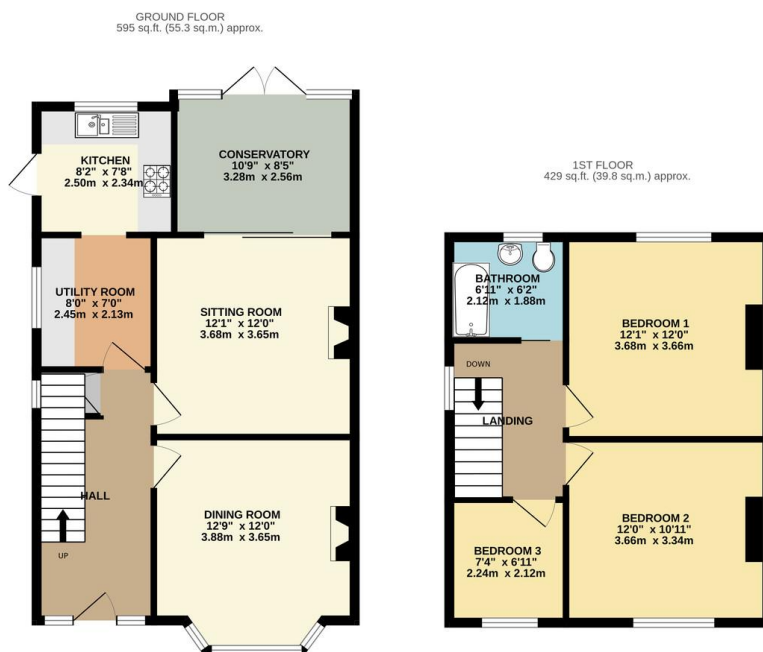




## FOR SALE

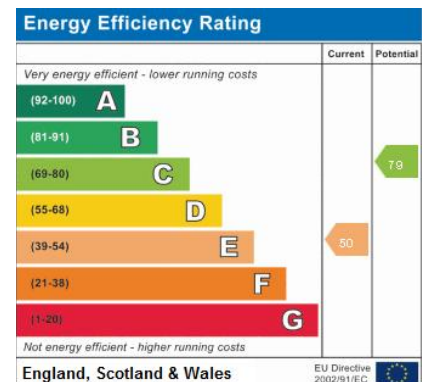
3 Bed Semi-Detached House in Collingham Road, Leicester LE3 2BB  
£275,000

Located on the borders of Leicester and Rowley Fields this extended three bedroom semi detached family home is presented to a high standard throughout. The accommodation comprises main entrance hall, dining room, lounge to conservatory, extended kitchen and utility, landing to three bedrooms and refurbished bathroom, front and rear gardens and driveway. Call Phillips George to view.



59 COLLINGHAM ROAD LEICESTER LE3 2BB

TOTAL FLOOR AREA: 1024 sq. ft. (95.1 sq. m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metreplan 10/2023



- Semi Detached
- Extended Property
- Three Bedrooms
- Highly Sought After Location
- Leicester / Rowley Fields Borders
- Kitchen And Utility
- Well Presented Throughout
- Mature Landscaped Gardens

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements.

