

## FOR SALE

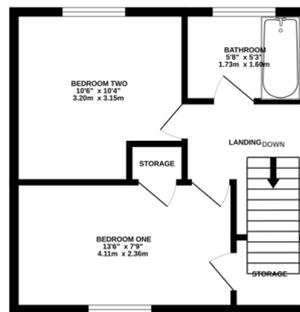
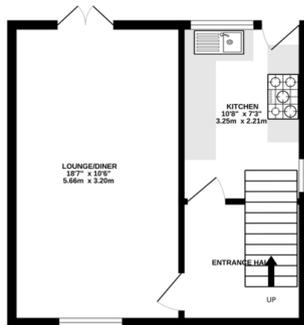
2 Bed Semi-Detached House in Keyham Lane West, Netherhall, LE5 1RS  
£230,000

Situated on a generous corner plot overlooking delightful green space is this well proportioned two bedroom semi-detached property ideally situated for local amenities, shops, schools and bus routes. This well presented home offers a great opportunity to first time buyers or investors and briefly comprises: Entrance hall, a spacious lounge/diner, kitchen, two double bedrooms and a well appointed modern bathroom. Outside there is ample off road parking, front lawn area and a sunlit good sized rear garden.



GROUND FLOOR  
345 sq.ft. (32.0 sq.m.) approx.

1ST FLOOR  
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA: 690 sq.ft. (64.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other areas 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.  
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EPC to follow.

- Well Presented Throughout
- Delightful Position
- Close To Amenities & Schools
- Good Sized Plot
- Spacious Lounge/Diner
- Two Double Bedrooms
- Well Appointed Modern Bathroom
- Front & Rear Gardens

**Agents Note:** Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.

