



 **3**
Bedrooms

 **1**
Bathroom



Kings are excited to present this three-bedroom end terraced property located on Moorfields within the Netherhall area of Leicester. The location of the property is ideal as it is found off popular streets including Parkstone Road, New Romney Crescent and Armadale Drive, within close proximity to local amenities including local shops, schools, supermarkets, places of worship and major transport links including Scraftoft Lane and Station Lane. This property benefits from a spacious layout with a ground floor consisting of a living room, dining room, kitchen, bathroom and lean-to, and a first floor consisting of three double-bedrooms and a separate wc toilet.

This property is one not to miss out on due to the potential it holds, the property does require some work but mainly decorative rather than structural, the property benefits from a driveway big enough for multiple vehicles, a large garden, gas central heating and double-glazing throughout. Available by appointment only.

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As you enter the property you are initially welcomed by a porch area which was extended from the original build of the property providing access to the downstairs bathroom and storage cupboard before making your way through the main body of the house. The rest of the ground floor is accessed via an opening from the porch with the living room stretching from the front to the rear of the property providing access to the dining room via an opening consisting of hardwood flooring, a front facing double-glazed window, wall mounted radiator and double door rear garden access. The kitchen is accessed via the entrance hallway and dining room consisting of tiled flooring, fitted worktops and storage cupboards, a free-standing oven/hob and rear facing double-glazed window. The ground floor does also benefit from additional storage via the lean-to extension to the side which provides access to the garden and can be accessed separately via the front.

As you proceed up the stairway onto the first floor you are welcomed by a landing area which provides access to each bedroom and the separate wc toilet individually. Bedroom one is the larger out of the three bedrooms being a double bedroom located at the front of the property consisting of hardwood flooring, integrated storage cupboards, a front facing double-glazed window and wall mounted radiator. Bedroom two is also a double bedroom located towards the rear of the property consisting of hardwood flooring, a rear facing double-glazed window and wall mounted radiator. Bedroom three is the smaller out of the three bedrooms being a small double bedroom located at the rear of the property consisting of hardwood flooring, a rear facing double-glazed window and wall mounted radiator.

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Property Info

Ground Floor

Living Room: 5.78m x 3.29m (19' x 10'9") – spacious living area located at the front of the property consisting of hardwood flooring, a front facing double-glazed window, wall mounted radiator and provides access to the dining room via an opening.

Dining Room: 2.57m x 2.48m (8'5" x 8'2") – accessed via an opening from the living room, located at the rear of the property consisting of hardwood flooring, a wall mounted radiator and double door rear garden access.

Kitchen: 6.34m x 2.19m (20'10" x 7'2") – located at the rear of the property accessed via the entrance hallway and dining room consisting of tiled flooring, fitted worktops and storage cupboards, a free-standing oven/hob and rear facing double-glazed window.

Bathroom: 2.35m x 1.50m (7'9" x 4'11") – family bathroom located at the front of the property consisting of tiling throughout, a front facing double-glazed window, wall mounted radiator, shower, sink and toilet

First Floor

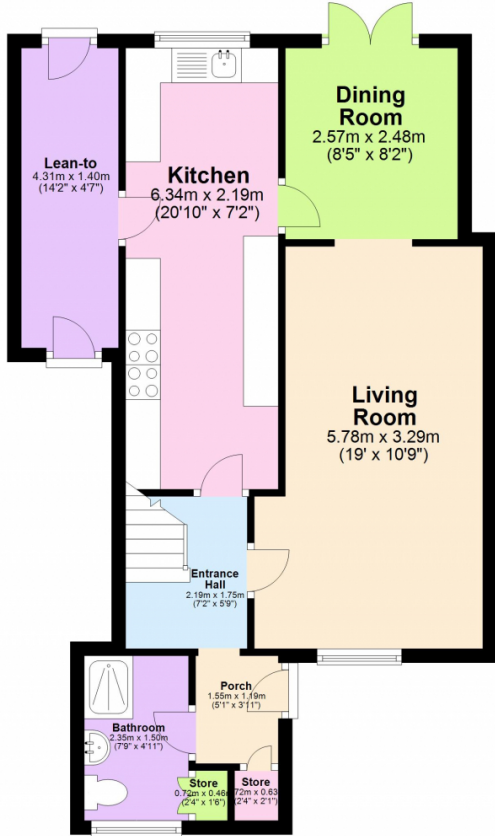
Bedroom One: 3.09m x 4.13m (10'2" x 13'7") – double bedroom located at the front of the property consisting of hardwood flooring, integrated storage cupboards, a front facing double-glazed window and wall mounted radiator.

Bedroom Two: 2.58m x 3.29m (8'6" x 10'10") – double bedroom located towards the rear of the property consisting of hardwood flooring, a rear facing double-glazed window and wall mounted radiator.

Bedroom Three: 2.75m x 2.75m (9' x 9') - small double bedroom located at the rear of the property consisting of hardwood flooring, a rear facing double-glazed window and wall mounted radiator

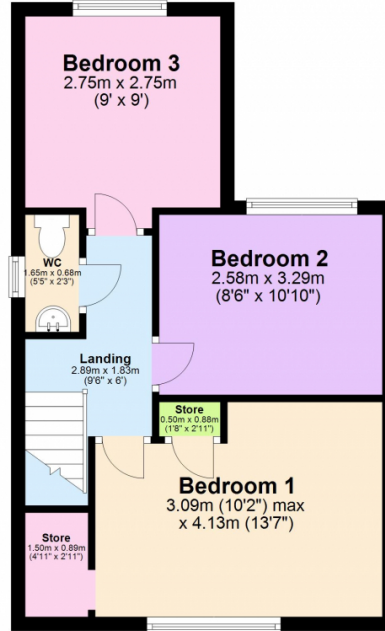
Ground Floor

Approx. 55.9 sq. metres (602.0 sq. feet)



First Floor

Approx. 37.2 sq. metres (400.6 sq. feet)



Total area: approx. 93.1 sq. metres (1002.6 sq. feet)

