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0116 352 7012

 **3**
Bedrooms

 **1**
Bathroom



Kings are pleased to present this three bedroom end-terraced house on Vulcan Road in the Spinney Hill area. CALL KINGS NOW TO ARRANGE YOUR VIEWING 0116 352 7012!!!

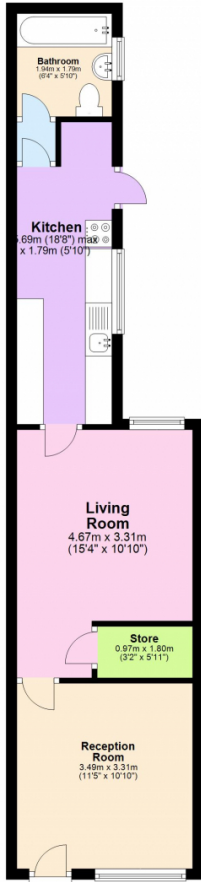
Kings are pleased to present this three bedroom end-terraced house on Vulcan Road in the Spinney Hill area. The location of this property is highly sought after due to the convenience it holds with local amenities being within walking distance, shops nearby, multiple schools, places of worship and major access routes including East Park Road, Highfield Street and St. Peters Road all within close proximity.

With a traditional terrace property layout you will enter into the first reception room which then leads onto the living room with access to the fitted kitchen, further on past the kitchen you will find the family bathroom. The first floor consisting of three bedrooms, a separate wc and access to a loft bedroom to the second floor via stairs.

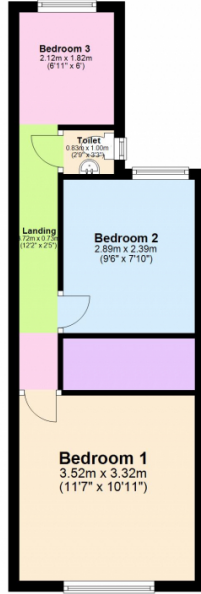
The living room is the larger of the two reception rooms which can be found at the front of the property consisting of carpeted flooring, a front facing double-glazed window and wall mounted radiator. The second reception room mirrors this layout and features but has a larger size. The kitchen is with fitted worktops and storage cupboards, vinyl flooring, an integrated oven/hob, double-glazed windows a wall mounted radiator and rear garden access.

As you proceed up the stairway onto the first floor you are met with a lengthy carpeted landing area connecting you to all three bedrooms and the separate wc. Bedroom one is the master bedroom being a large double bedroom found at the front of the property consisting of carpeted flooring, front facing double-glazed windows and a wall mounted radiator. Bedroom two is a double bedroom located towards the middle of the property consisting of carpeted flooring, a rear facing double-glazed window and a wall mounted radiator. Bedroom three is a single bedroom located at the very rear of the property consisting of carpeted flooring, a double-glazed window and wall mounted radiator. The property also benefits from an additional wc and separate bathroom with the bathroom consisting of tiling throughout, a stand-up shower, sink, toilet and double-glazed window. **CALL KINGS NOW TO ARRANGE YOUR VIEWING 0116 352 7012!!!**

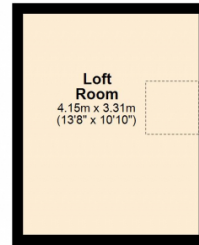
Ground Floor
Approx. 41.4 sq. metres (445.1 sq. feet)




First Floor
Approx. 30.3 sq. metres (326.1 sq. feet)



Second Floor
Approx. 13.7 sq. metres (148.0 sq. feet)



Total area: approx. 85.4 sq. metres (919.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Address: Vulcan Road, Leicester, LE5



