



Morley Road, Spinney Hills, Leicester, LE5 3HN

Offers in Excess £240,000

Located in SPINNEY HILLS is this period mid-terrace property close to GREAT LOCAL AMENITIES. The property has TWO RECEPTION ROOMS, a kitchen, TWO BEDROOMS, a bathroom and a REAR COURTYARD GARDEN.

Energy Rating: D

Council Tax band: A

Tenure: Freehold



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Porch
Which is brick built and has a double-glazed door and window to the front elevation, carpeted floor.

Reception Room One
13' 4" x 10' 10" (4.06m x 3.30m)
With a bay window to the front elevation, door to the front elevation, chimney breast with gas fire and surround, coving to the ceiling, TV point and a radiator.

Reception Room Two
12' 6" x 10' 10" (3.81m x 3.30m)
With a window to the rear elevation, chimney breast, under stairs storage cupboard, coving to the ceiling and a radiator.



Kitchen

13' 5" x 6' 0" (4.09m x 1.83m)

With a window to the side elevation, a door to the side elevation, a range of wall and base units with work surfaces over, sink and drainer unit, tiled splashback, space for a free-standing oven and hob, extraction hood over, space for a large fridge-freezer, wall mounted boiler and plumbing for a washing machine.

First Floor Landing

With a loft inspection hatch and a radiator.

Bedroom One

11' 5" x 11' 5" (3.48m x 3.48m)

With a window to the front elevation, wood effect laminated flooring, a built-in wardrobe, a TV point, coving to the ceiling and a radiator.

Bedroom Two

12' 5" x 9' 6" (3.78m x 2.90m)

With a window to the rear elevation, built-in wardrobes, a built-in cupboard, a TV point, coving to the ceiling and a radiator.

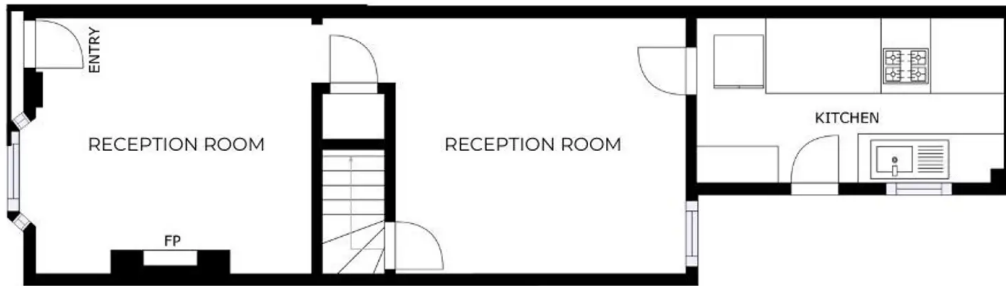
Bathroom

13' 4" x 6' 0" (4.06m x 1.83m)

With a window to the rear elevation, bath, low-level WC, shower cubicle with shower head over, low-level WC, wash hand basin/vanity unit, tiled walls, built-in cupboard and a radiator.

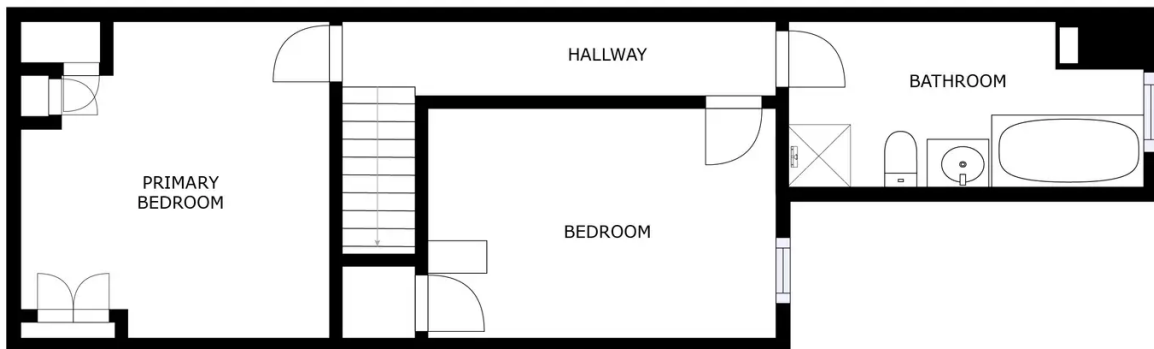
Garden

With a paved patio rear garden, timber framed outbuilding, outside WC, brick store and side access to the front elevation.



1ST FLOOR

GROSS INTERNAL AREA
 1ST FLOOR: 40 m²; 2ND FLOOR: 39 m²
 TOTAL: 79 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



2ND FLOOR

GROSS INTERNAL AREA
 1ST FLOOR: 40 m²; 2ND FLOOR: 39 m²
 TOTAL: 79 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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