



## Waldale Drive, Stoneygate

Offers in Excess of £285,000

A THREE STOREY town house situated in Stoneygate providing THREE BEDROOMS along with a ground floor lounge/optional bedroom.



0116 274 5544







#### **Entrance Hall**

With wood effect floor, stairs to first floor, radiator.

#### **Sitting Room/Potential Bedroom**

11' 1" x 7' 9" (3.38m x 2.36m)

With double glazed window to the front elevation, wood effect floor, TV point, radiator.



#### **Fitted Dining Kitchen**

11' 1" x 9' 3" (3.38m x 2.82m)

With double glazed window to the rear elevation, double glazed door to the rear garden, a range of wall and base units with work surfaces over, stainless steel sink and drainer, part tiled walls, tiled floor, space for gas cooker, extractor hood, space for tall fridge freezer, spotlights, radiator.



#### **Utility Room**

8' 0" x 4' 0" (2.44m x 1.22m)

With wall units, work surface, sink and drainer, plumbing for washing machine.

#### **Ground Floor WC**

With low-level WC.

#### **First Floor Landing**

With stairs to second floor, radiator.



**Lounge**

15' 10" x 11' 1" (4.83m x 3.38m)

Currently used as a bedroom, with double glazed window to the front elevation, TV point, radiator.

**Bedroom One**

11' 0" x 9' 2" (3.35m x 2.79m)

With double glazed window to the rear elevation, built-in cupboard, radiator.

**Second Floor Landing**

With access to the following rooms:

**Bedroom Two**

11' 0" x 9' 6" (3.35m x 2.90m)

With double glazed window to the rear elevation, built-in over stairs storage cupboard, TV point, radiator.

**Bedroom Three**

11' 2" x 9' 0" (3.40m x 2.74m)

With double glazed window to the front elevation, radiator.

**Bathroom**

6' 7" x 5' 5" (2.01m x 1.65m)

With low-level WC, wash hand basin, bath with shower over, tiled floor, tiled walls, spotlights, chrome ladder towel rail/radiator.







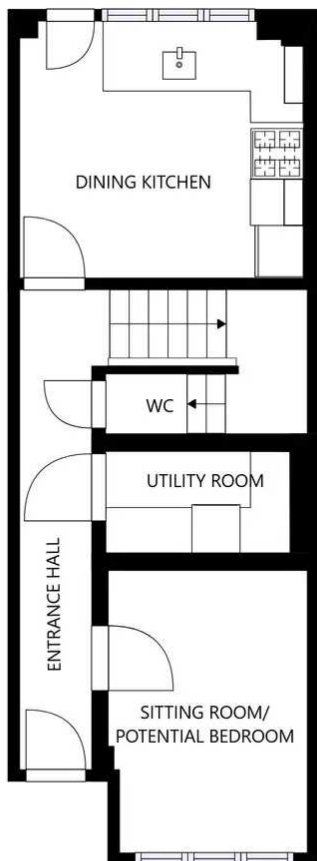


## Rear Garden

With paved patio seating area, lawn, fencing to perimeter.

Driveway

For two cars



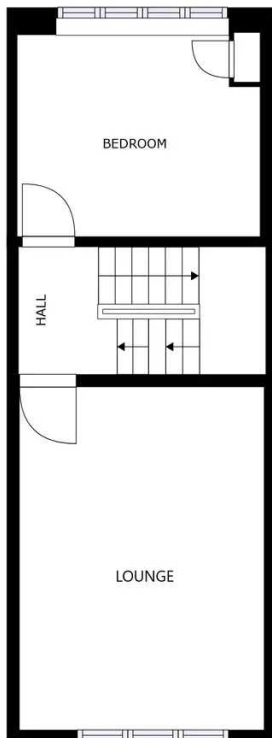
FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...





FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 3

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You can include any text here. The text can be modified upon generating your brochure.







The property is well located for everyday amenities and services, including local public and private schooling together with nursery day-care, Leicester City Centre and the University of Leicester, Leicester Royal Infirmary and Leicester General Hospital. Within a short distance you'll find Victoria Park together with shopping parades in both Stoneygate and neighbouring Clarendon Park with their specialist shops, bars, boutiques and restaurants.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

**We'll keep you moving...**



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