

## Myrtle Road, Highfields

Offers in Excess of £360,000

A charming period bay fronted FIVE BEDROOM home with accommodation spread over THREE FLOORS retaining many ORIGINAL FEATURES to include three reception rooms.



0116 274 5544







#### **Entrance Hall**

Via a leaded stain glazed hardwood front door, with tiled floor, ceiling coving, door leading to cellar, stairs to first floor, radiator.



#### **Reception Room One**

15' 0" x 14' 0" (4.57m x 4.27m)

Measurement into bay window. With bay window to the front elevation, Victorian decorated ceiling mural, chimney breast with fireplace, marble surround and hearth, ceiling coving, built-in cupboard with fold away bed, radiator.

#### **Reception Room Two**

13' 0" x 12' 5" (3.96m x 3.78m)

With French doors to the rear elevation, chimney breast with open fire, marble surround and hearth, ceiling coving, picture rail, TV point, radiator.



#### **Reception Room Three/Dining Room**

12' 5" x 11' 8" (3.78m x 3.56m)

With sash window to the side elevation, ceramic tiled floor, radiator, door leading to:

#### **Fitted Kitchen**

12' 0" x 8' 10" (3.66m x 2.69m)

With sash window to the side elevation, window to the rear elevation, ceramic tiled floor, a range of wall and base units with Corian work surfaces over, sink and drainer, inset gas hob and double oven, extractor hood, plumbing for washing machine, plumbing for dishwasher, space for tumble dryer, door leading to:





### **Conservatory**

12' 0" x 8' 10" (3.66m x 2.69m)

Glazed conservatory with double French doors to the side elevation, brick floor, power points.

### **Ground Floor WC**

With window to the side elevation, low-level WC, wash hand basin,

### **First Floor Landing**

With access to the following rooms:

### **Bedroom One**

18' 8" x 13' 0" (5.69m x 3.96m)

With sash windows to the front elevation, chimney breast with marble surround and hearth, ceiling coving, built-in cupboard, polished wooden floor, TV point, radiator.

### **Bedroom Two**

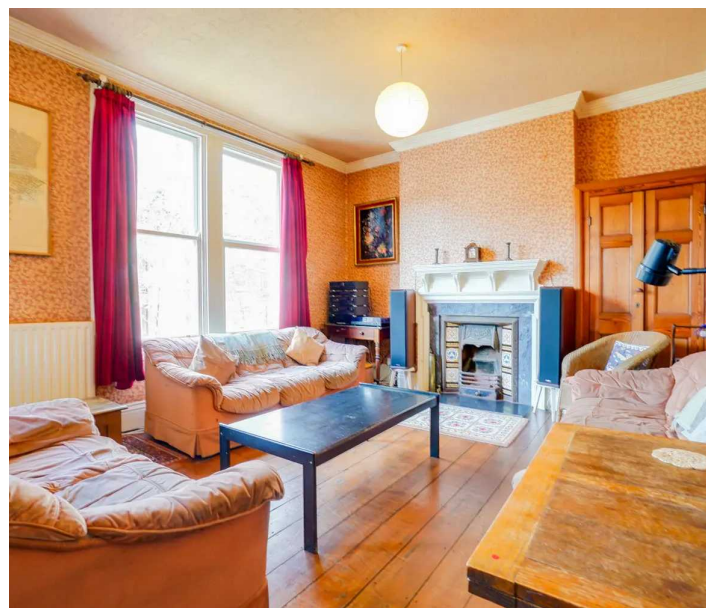
15' 1" x 11' 8" (4.60m x 3.56m)

With sash window to the rear elevation, ceiling coving, built-in cupboard, radiator.

### **Bedroom Three**

11' 10" x 10' 0" (3.61m x 3.05m)

With bay window to the rear elevation, built-in cupboards, ceiling coving, radiator.















### **Bathroom**

9' 4" x 8' 5" (2.84m x 2.57m)

With window to the side elevation, freestanding ball and claw bath, separate shower cubicle, built-in airing cupboard, wall cladding, wash hand basin, ceiling coving, loft access.

### **Separate WC**

With window to the side elevation, pull chain WC, wash hand basin, part tiled walls, radiator.

### **Bedroom Four**

16' 6" x 13' 0" (5.03m x 3.96m)

With sash windows to the front elevation, built-in wardrobe and overhead storage, additional storage, fireplace and surround with hearth, radiator.

### **Bedroom Five**

13' 0" x 11' 8" (3.96m x 3.56m)

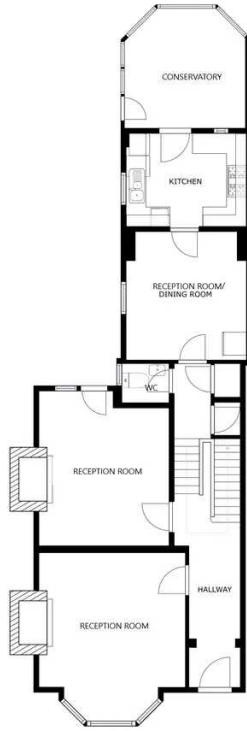
With window to the rear elevation, built-in wardrobe, wooden floor, radiator.

### **Front Garden**

Forecourt frontage.

### **Rear Garden**

A mature and established rear patio garden with flowerbeds and shrubs.



FLOOR 1

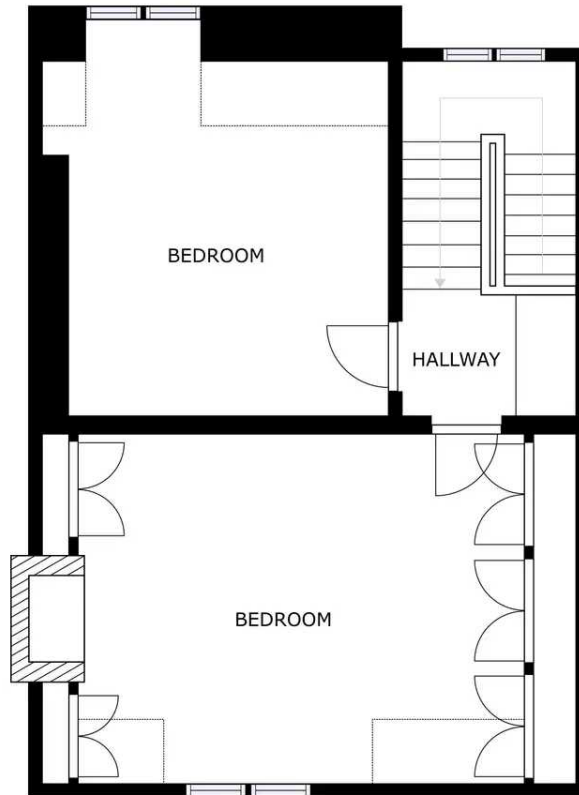
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

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The property is well located for everyday amenities and services including renowned 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, and is within minutes' walk of Victoria Park, Leicester City Centre and Queens Road shopping parade with its specialist shops, bars, boutiques and restaurants. London Road train station is also close by with links to Birmingham and London St Pancras.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

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