



Holmfield Avenue, Stoneygate

Offer in Excess of £375,000

An extended THREE-BEDROOM semi-detached home in Stoneygate. Close to local amenities, schooling and transport links.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 274 5544





Porch

A double glazed porch that provides access to:

Entrance Hall

With coving to the ceiling, understairs cupboard, stairs to the first-floor landing and a radiator.

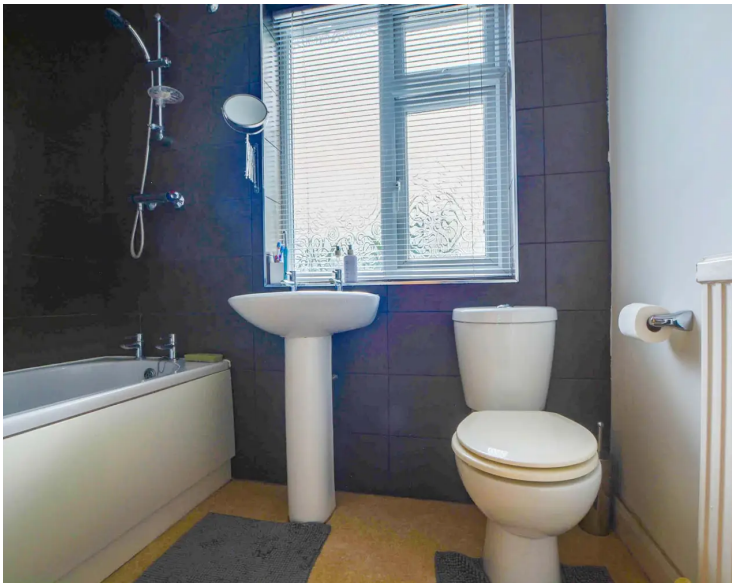
Downstairs WC

With a double-glazed window to the side elevation, WC, wash hand basin and a radiator.

Living Room / Reception Room One

13' 0" x 11' 5" (3.96m x 3.48m)

(Measurements into the bay window) With a double-glazed bay window to the front elevation, polished wooden flooring, chimney breast, coving to the ceiling, TV point, radiator and double doors leading to:



Extended Living Dining Area

23' 3" x 11' 5" (7.09m x 3.48m)

(Minimising to 9'2") With double-glazed patio doors to the rear elevation, part polished wooden flooring - part porcelain tiled flooring, chimney breast with log burning stove, coving to the ceiling and two radiators.

Wrap Around Kitchen Area

18' 0" x 5' 10" (5.49m x 1.78m)

With double-glazed windows to the side and rear elevations, a skylight roof window, a door to the rear garden, porcelain floor tiles, a sink and drainer unit with a range of wall and base units with work surfaces over, a four-ring gas hob, oven with extractor over, space for a fridge, space for a freezer, plumbing for a washing machine and a radiator.

First Floor landing

With a double-glazed window to the side elevation and a loft inspection hatch.

Bedroom One

14' 0" x 11' 4" (4.27m x 3.45m)

(Measurements into the bay window) With a double-glazed bay window to the front elevation, chimney breast and radiator.

Bedroom Two

10' 10" x 10' 0" (3.30m x 3.05m)

With a double-glazed window to the rear elevation, chimney breast and radiator.

Bedroom Three

8' 8" x 6' 0" (2.64m x 1.83m)

With a double-glazed window to the front elevation and a radiator.

Bathroom

7' 4" x 5' 8" (2.24m x 1.73m)

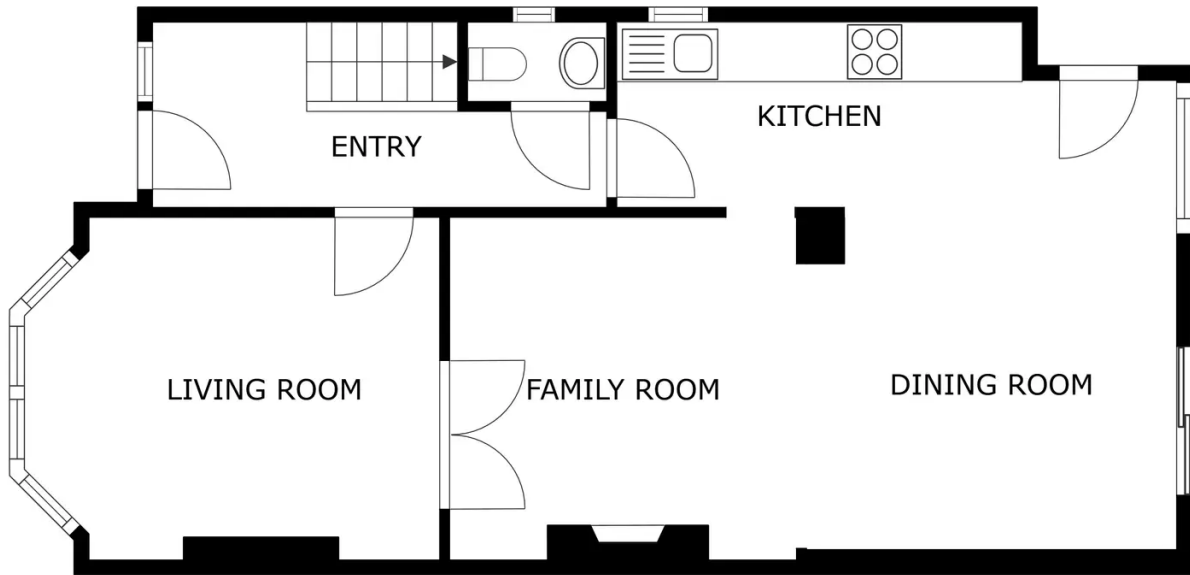
With a double-glazed window to the rear elevation, bath with shower over, WC, wash hand basin, tiled splash backs and a radiator.

Rear Garden

A low-maintenance rear garden with gated side access, low-maintenance patio seating area, well-maintained lawn, mature and established flower beds and door access to the garage.

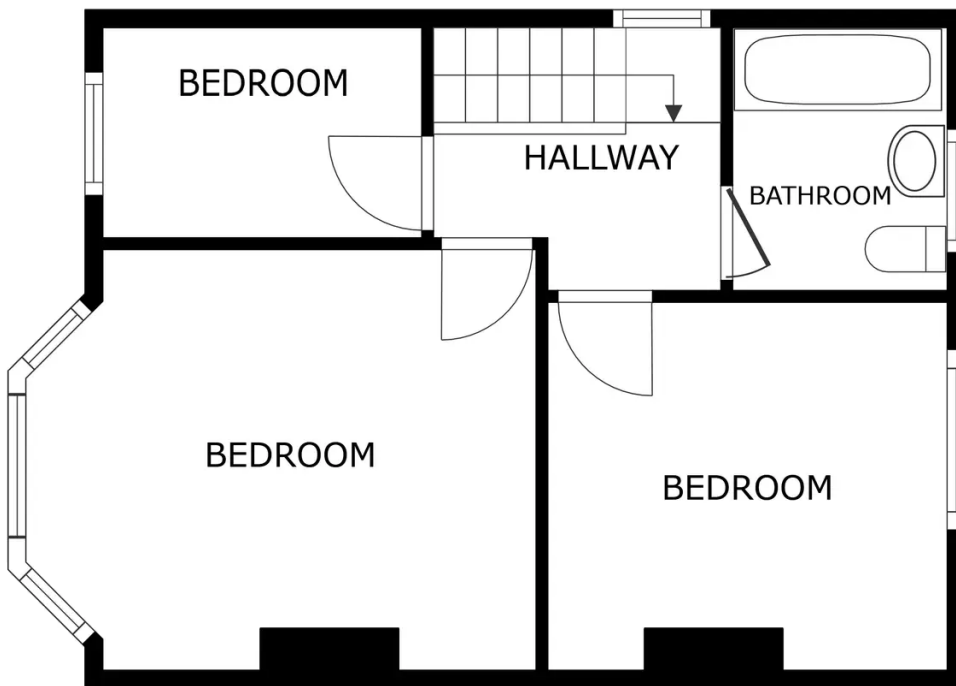
Driveway

Driveway with parking for one vehicle.



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 58.4 m² FLOOR 2 40.2 m²
 TOTAL : 98.6 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 58.4 m² FLOOR 2 40.2 m²
 TOTAL : 98.6 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...



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