

Fosse Road North, Leicester

In Excess of £390,000

Knightsbridge Estate Agents feel that this is a SUPERB and STUNNING period villa terrace with accommodation expanding over three floors. The property has the advantage of many ORIGINAL FEATURES and a fourth bedroom with access to an external seating area.



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Entrance Vestibule

Via wooden stain glazed door, cladded and tiled walls, tiled floor.

Entrance Hall

Via wooden leaded door, with stairs to first floor, tiled floor, picture rail, dado rail, radiator.

Reception Room One

14' 8" x 15' 4" (4.47m x 4.67m)

With sash bay window to the front elevation, oak floor, chimney breast with wood burning open fire, surround and hearth, TV point, picture rail, chandelier style light fitting, cast iron radiator, double doors leading to:

Dining Room

12' 5" x 12' 1" (3.78m x 3.68m)

With windows to the rear elevation door to rear garden, oak floor, chimney breast with wood burning cast iron stove, surround and hearth, built-in cupboard, picture rail, cast iron radiator.

Fitted Dining Kitchen

18' 5" x 10' 10" (5.61m x 3.30m)

With sash windows to the side elevation, a range of wall and base units with solid wood work surface, Belfast sink, part space for gas cooker (Rangemaster cooker available via separate negotiation if required), space for fridge freezer, spotlights, tiled walls, tiled floor, door leading to:



Utility Area

6' 8" x 5' 5" (2.03m x 1.65m)

With window to the side elevation, door leading to rear garden, tiled floor, solid wood work surface, plumbing for washing machine.

Ground Floor Wet Room

7' 6" x 5' 0" (2.29m x 1.52m)

With window to the side elevation, tiled floor, part tiled walls, low-level WC, corner shower area, wash hand basin, spotlights, chrome heated towel rail.

First Floor Landing

With dado rail, stairs to second floor.

Bedroom One

22' 0" x 14' 10" (6.71m x 4.52m)

Measurement into bay window. With sash bay windows to the front elevation, wooden floor, chimney breast with fireplace, surround and tiled hearth, picture rail, two chandelier style light fittings, two cast iron radiators.

Bedroom Two

13' 1" x 12' 0" (3.99m x 3.66m)

With sash windows to the rear elevation, wooden floor, chimney breast with fireplace, shelving, built-in wardrobe, picture rail, cast iron radiator.

Bedroom Three

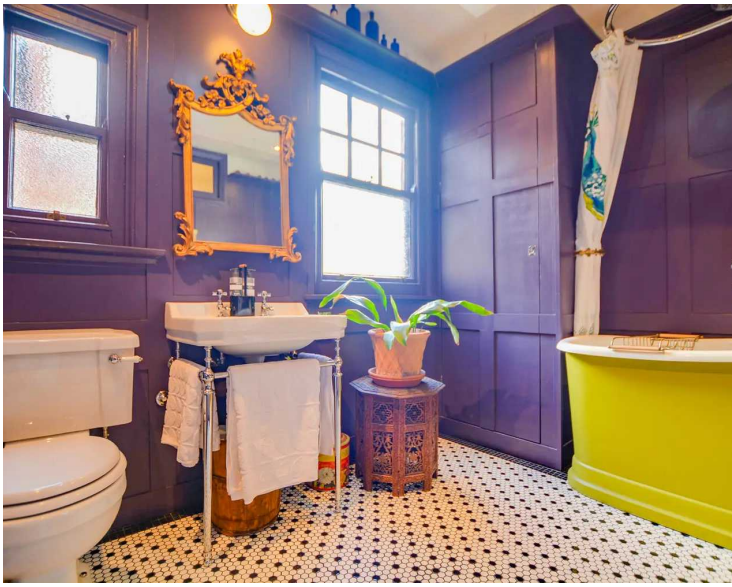
11' 0" x 8' 0" (3.35m x 2.44m)

With sash window to the rear elevation, picture rail, radiator.









Bathroom

9' 10" x 7' 8" (3.00m x 2.34m)

With two sash windows to the side elevation, Albion bath with shower over, low-level WC, wash hand basin, built-in storage cupboards, cast iron radiator.

Second Floor

With access to:

Bedroom Four

13' 1" x 11' 6" (3.99m x 3.51m)

Measurement also 7' x 5'. With skylight window, windows to the front elevation, door leading to external area, wooden floor, TV point, chimney breast with fireplace and surround, cast iron radiator.

Dressing Area

10' 8" x 5' 6" (3.25m x 1.68m)

With window to the rear elevation, oak floor, radiator, door leading to:

En-Suite Shower Room

9' 10" x 7' 8" (3.00m x 2.34m)

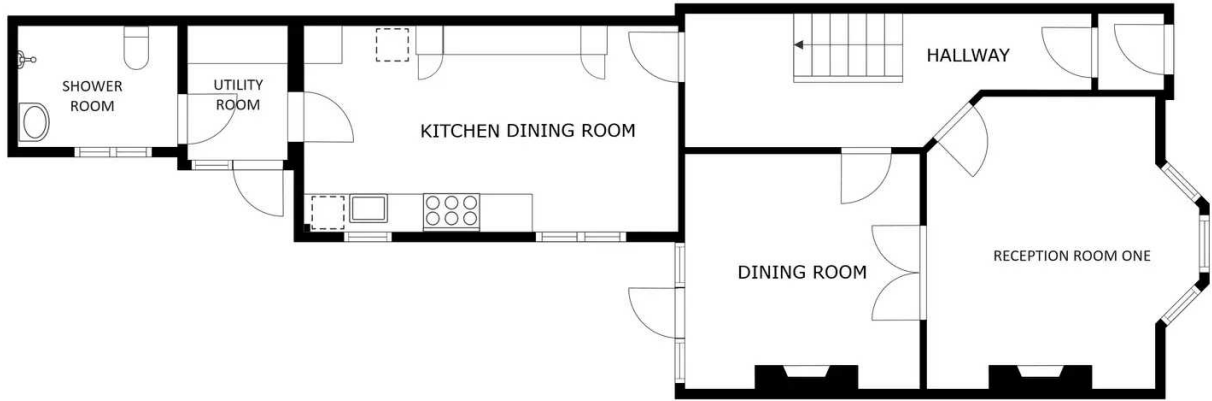
With window to the rear elevation, tiled floor, tiled walls, shower cubicle, low-level WC, wash hand basin, radiator.

Front Garden

Front forecourt.

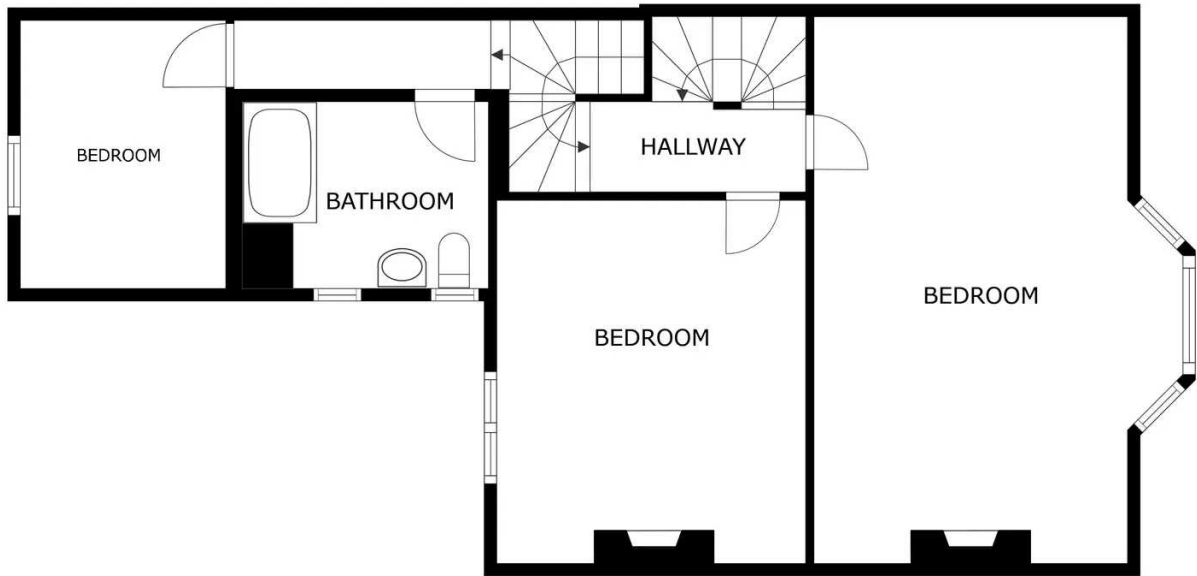
Rear Garden

Paved patio rear garden with established flowerbeds and shrubs, outbuildings.



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 74.5 m² FLOOR 2 75.4 m² FLOOR 3 38.3 m²
 TOTAL : 188.2 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 74.5 m² FLOOR 2 75.4 m² FLOOR 3 38.3 m²
 TOTAL : 188.2 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1 74.5 m² FLOOR 2 75.4 m² FLOOR 3 38.3 m²
 TOTAL : 188.2 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The property is well placed for amenities and services, including local schooling, University of Leicester, the Royal Infirmary and Leicester General hospitals, as well as shopping facilities along Narborough Road, the district of West End and Braunstone Gate. Rail links to London, Birmingham and Nottingham, regular bus routes running to and from Leicester City Centre and Fosse Retail Park are also within easy reach with motorway access close by including M1 & M69.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

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