

## Waldale Drive, Stoneygate

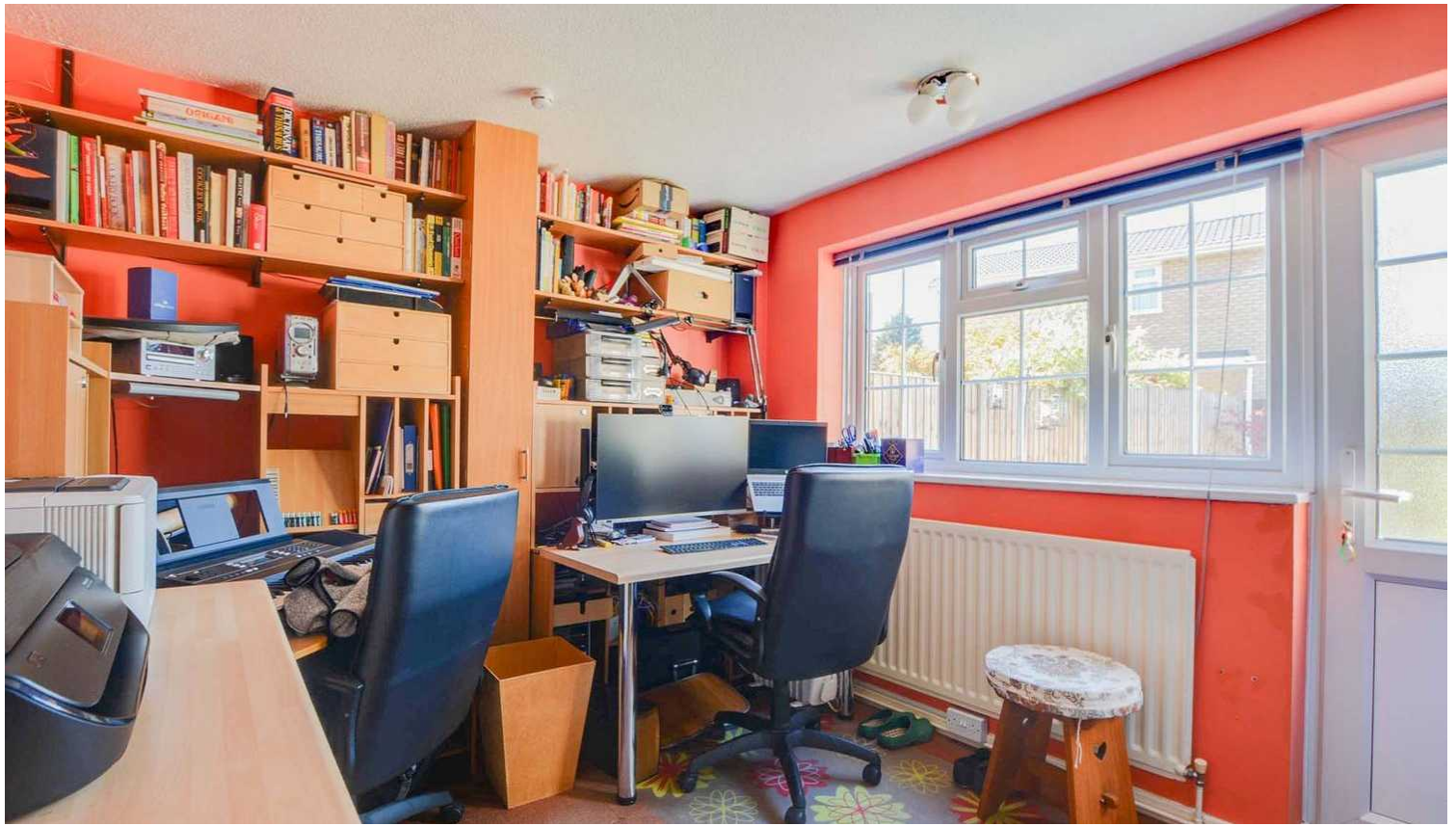
Offers in Excess of £295,000

An exceptional three-storey TOWNHOUSE in Stoneygate, offering versatile living, MODERN-STYLE KITCHEN, garden access, and private parking. NO UPWARDS CHAIN. Contact Clarendon Park office for details.



0116 274 5544





### **Entrance Hall**

With access to bedroom three, stairs to the first-floor landing, WC, a storage/workshop room (was a garage, could be converted back to a garage) and a radiator.

### **Bedroom Three**

11' 1" x 9' 4" (3.38m x 2.84m)

With a double-glazed window to the rear elevation, double-glazed door to the rear garden and a radiator.

### **Storage Room/Workshop (Previously the Garage)**

7' 8" x 7' 8" (2.34m x 2.34m)

With power points, a range of wall and base units with work surfaces over, a sink and a door providing access to an additional storage area.

### **Downstairs WC**

With a WC, wash hand basin and tiled splashbacks.

### **First Floor Landing**

With stairs to the second floor landing and a radiator.

### **Lounge Diner**

16' 2" x 12' 11" (4.92m x 3.94m)

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



### **Kitchen**

11' 0" x 9' 1" (3.35m x 2.77m)

With a double-glazed window to the rear elevation, slate effect flooring, a sink and drainer unit with a range of wall and base units with work surfaces over, four ring induction hob, oven, extraction hood vented to exterior, plumbing for a slim line dishwasher, integrated fridge and freezer.

### **Second Floor Landing**

With storage cupboard and shelved airing cupboard.

### **Bedroom One**

11' 2" x 9' 7" (3.40m x 2.92m)

With a double-glazed window to the rear elevation, an over-stairs cupboard, and a radiator.

### **Bedroom Two**

11' 2" x 9' 2" (3.40m x 2.79m)

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

### **Bathroom**

6' 8" x 6' 3" (2.03m x 1.91m)

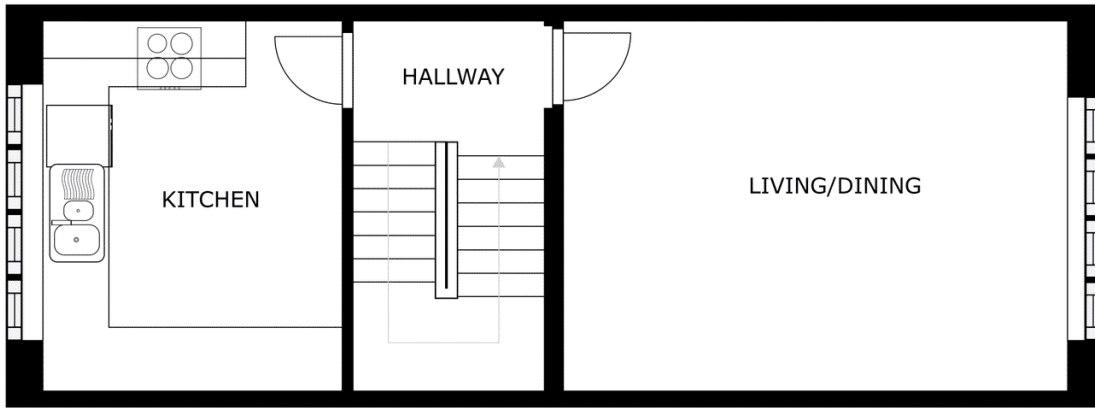
With a bath with shower over, shower screen, WC, wash hand basin, tiled walls and a heated chrome towel rail.





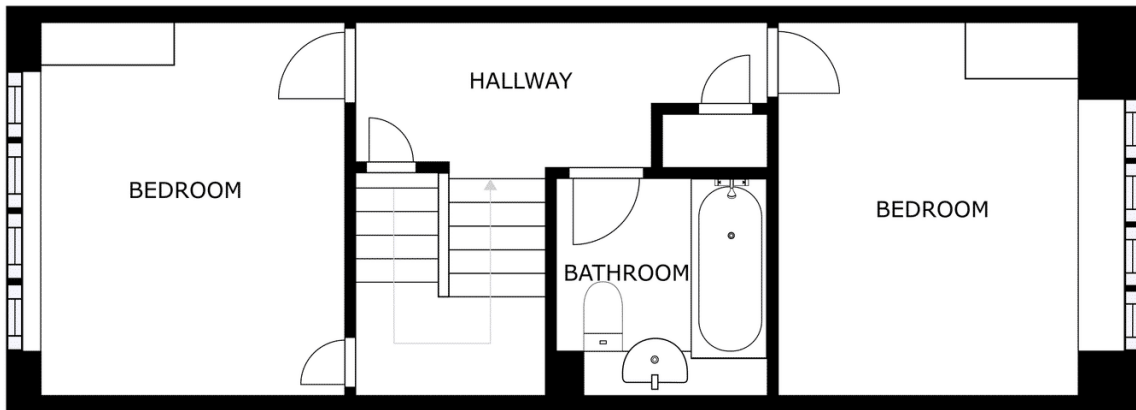






FLOOR 2

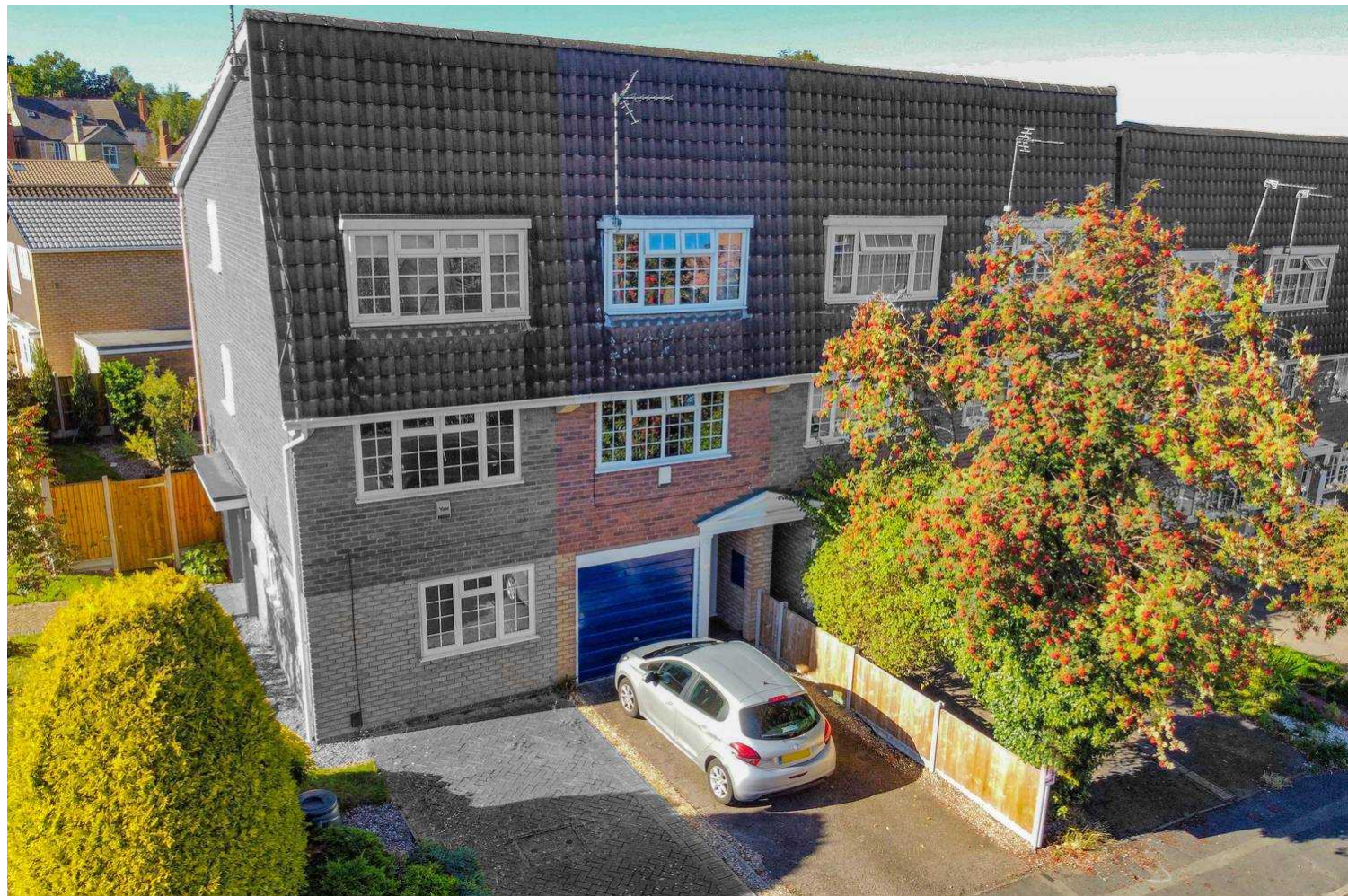
GROSS INTERNAL AREA  
 FLOOR 1: 29.02 m<sup>2</sup>, FLOOR 2: 37.81 m<sup>2</sup>, FLOOR 3: 38.95 m<sup>2</sup>  
 TOTAL: 105.78 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 3

GROSS INTERNAL AREA  
 FLOOR 1: 29.02 m<sup>2</sup>, FLOOR 2: 37.81 m<sup>2</sup>, FLOOR 3: 38.95 m<sup>2</sup>  
 TOTAL: 105.78 m<sup>2</sup>  
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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: D

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



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