

Waldale Drive, Stoneygate

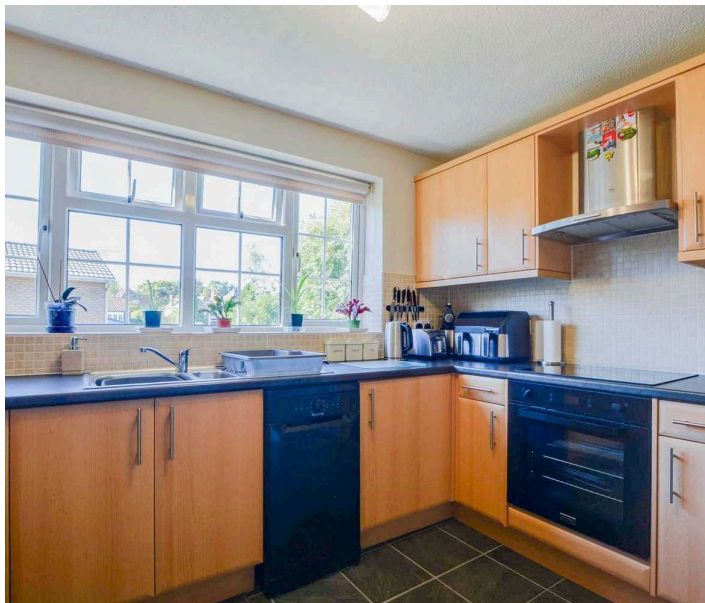
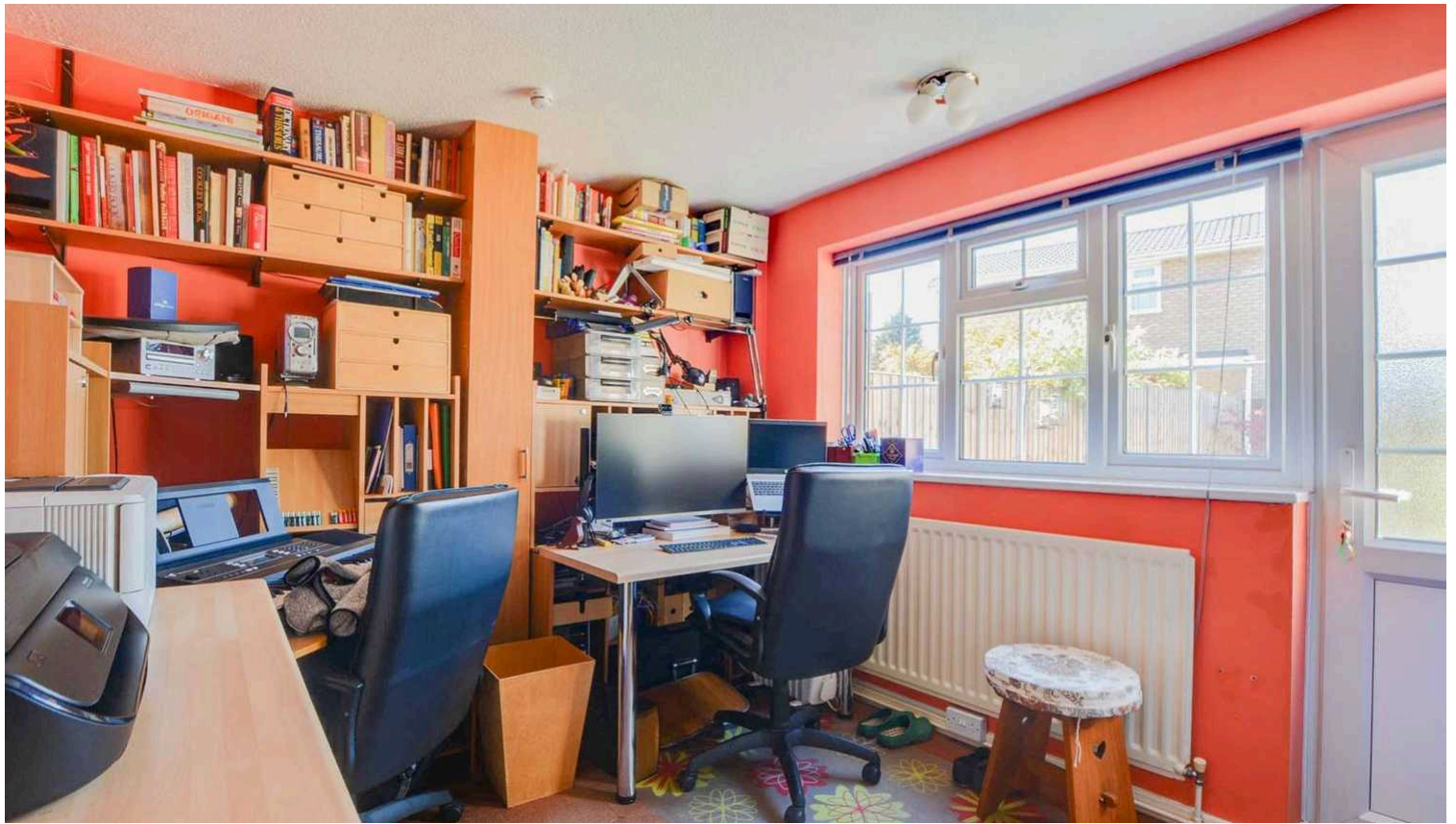
£285,000

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

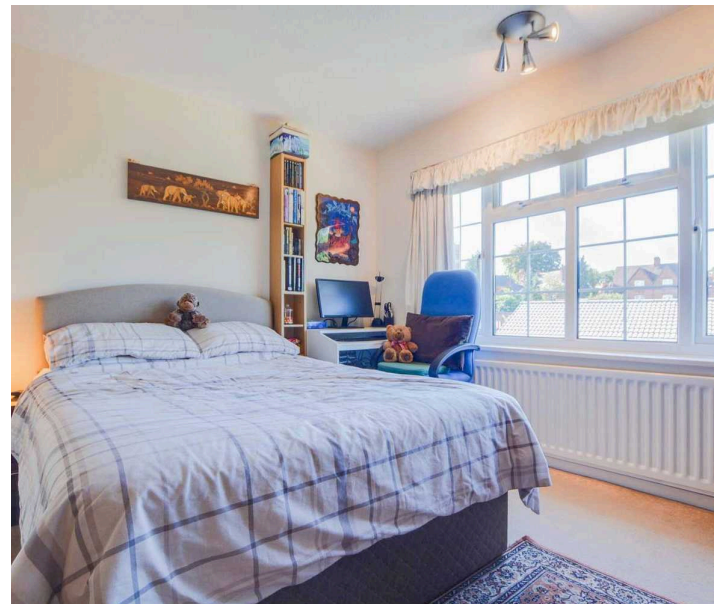
11' 2" x 9' 2" (3.40m x 2.79m)

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

Bathroom

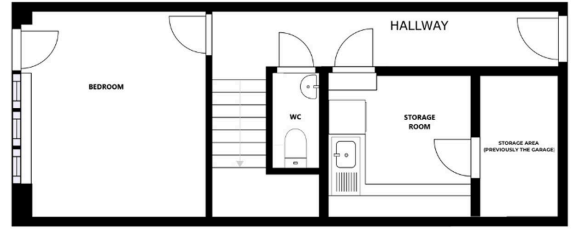
6' 8" x 6' 3" (2.03m x 1.91m)

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









10/24/21

GROUND FLOOR AREA
FLOOR 1: 23.02 SQ METERS / 252.97 SQ FT
TOTAL: 23.02 SQ METERS / 252.97 SQ FT

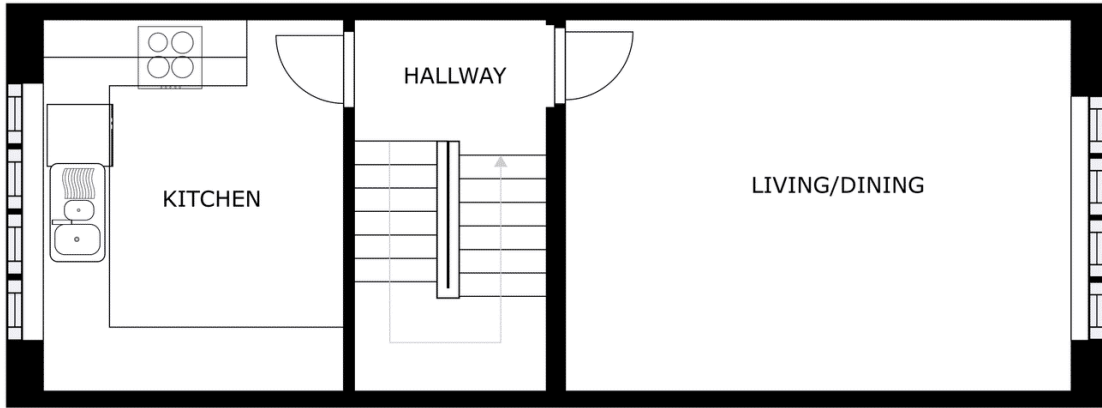
Matterport

Garden

A low maintenance patio rear garden with well maintained fenced perimeter borders.

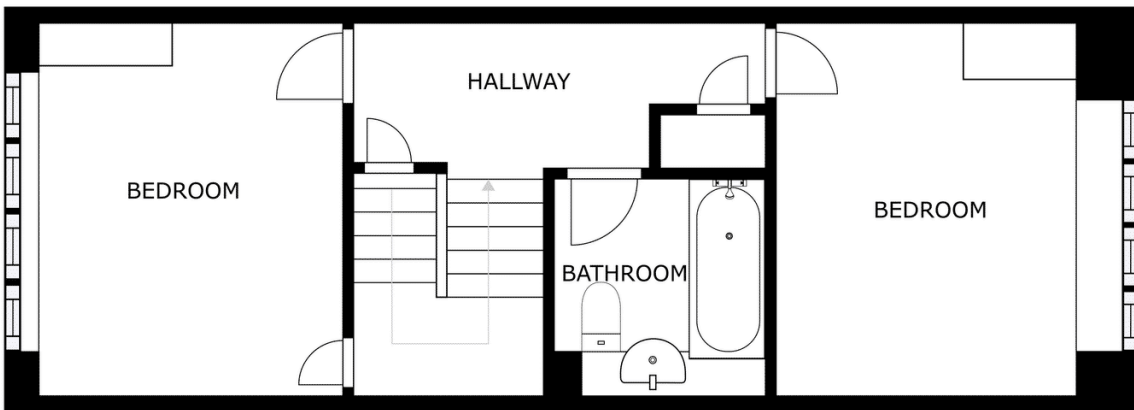
Driveway

Off-Road parking for one vehicle.



FLOOR 2

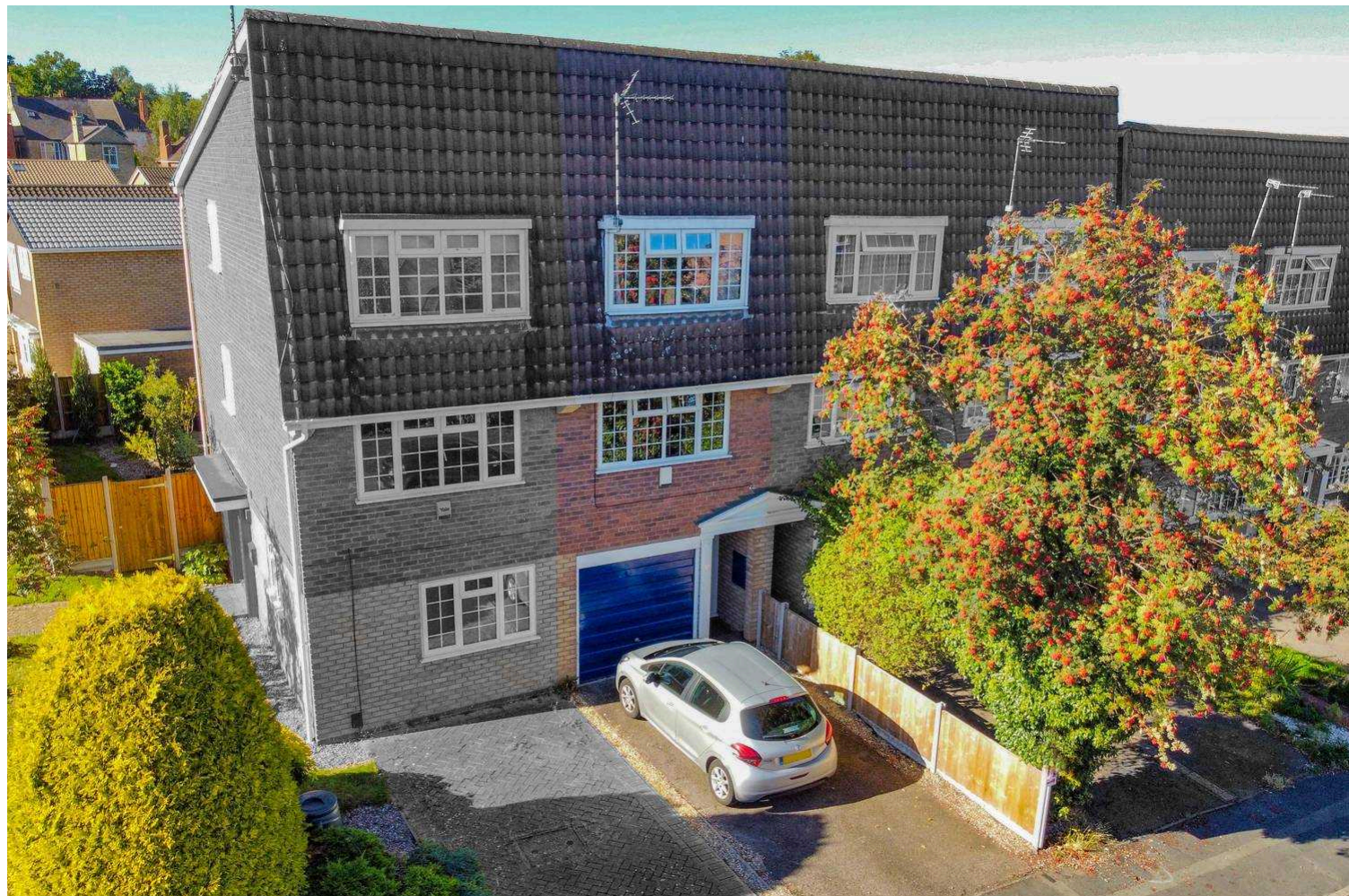
GROSS INTERNAL AREA
 FLOOR 1: 29.02 m², FLOOR 2: 37.81 m², FLOOR 3: 38.95 m²
 TOTAL: 105.78 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1: 29.02 m², FLOOR 2: 37.81 m², FLOOR 3: 38.95 m²
 TOTAL: 105.78 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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...



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.