

## Farmway, Leicester

Offers Over £400,000

A Five Bedroom home with a delightful extended L-SHAPED KITCHEN DINER.

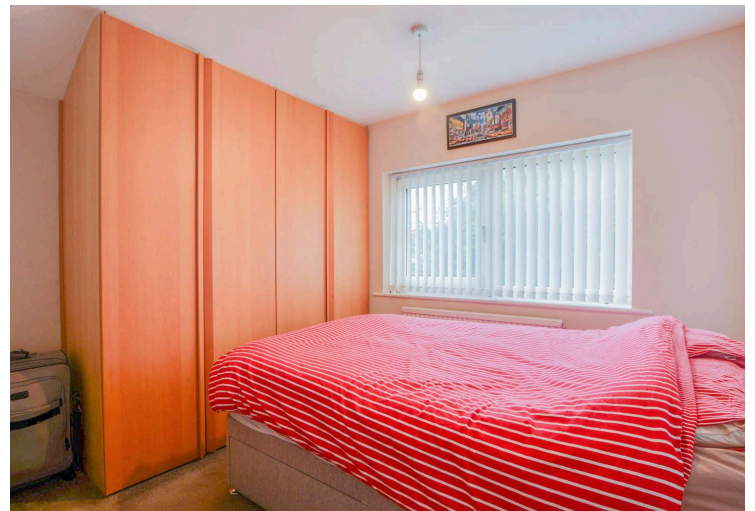
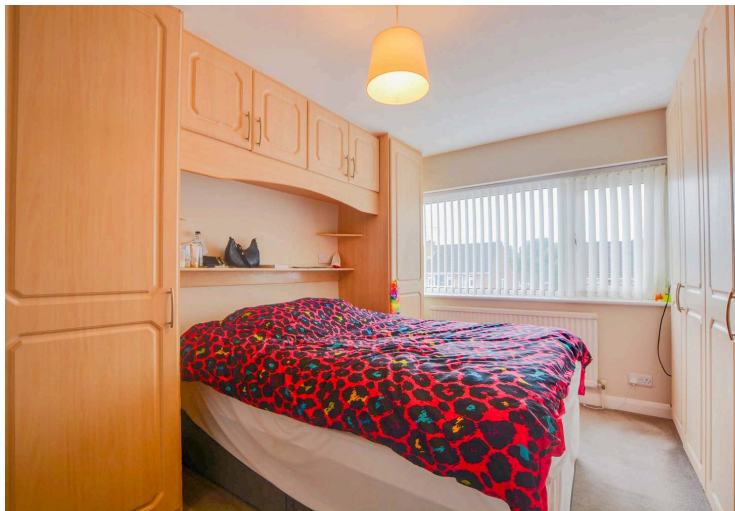
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D







**Porch**

Leading to:

**Hallway**

With a double-glazed window to the front elevation, stairs to the first floor landing and a radiator.

**Through Lounge**

23' 10" x 10' 10" (7.26m x 3.30m)

With a double-glazed window to the front elevation, coving to the ceiling, TV point and two radiators.

**L-Shaped Extended Kitchen Diner**

18' 5" x 6' 0" (5.61m x 1.83m)

(plus 9'8" x 6'6") With a double-glazed window to the rear elevation, double-glazed patio doors to the rear elevation, a sink and drainer unit with a range of wall and base units with work surfaces over, gas hob, oven, extractor fan, plumbing for a washing machine, space for a fridge freezer, understairs cupboard, radiator and a door leading to the car port.





## **First Floor Landing**

### **Bedroom One**

13' 1" x 8' 1" (3.99m x 2.46m)

With a double-glazed window to the front elevation, built-in wardrobes, over head storage and a radiator.

### **Bedroom Two**

10' 10" x 8' 0" (3.30m x 2.44m)

With a double-glazed window to the rear elevation, built-in wardrobes and a radiator.

### **Bedroom Three**

14' 3" x 7' 5" (4.34m x 2.26m)

With a double-glazed window to the rear elevation, built-in wardrobes and a radiator.

### **Bedroom Four**

9' 8" x 7' 4" (2.95m x 2.24m)

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

### **Bedroom Five**

13' 8" x 7' 9" (4.16m x 2.36m)

With a double-glazed window to the front elevation and built-in wardrobes

### **Bathroom**

7' 3" x 5' 5" (2.21m x 1.65m)

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

### **Separate WC**

With a WC. wash hand basin, tiled walls and lino flooring.

### **Garden**

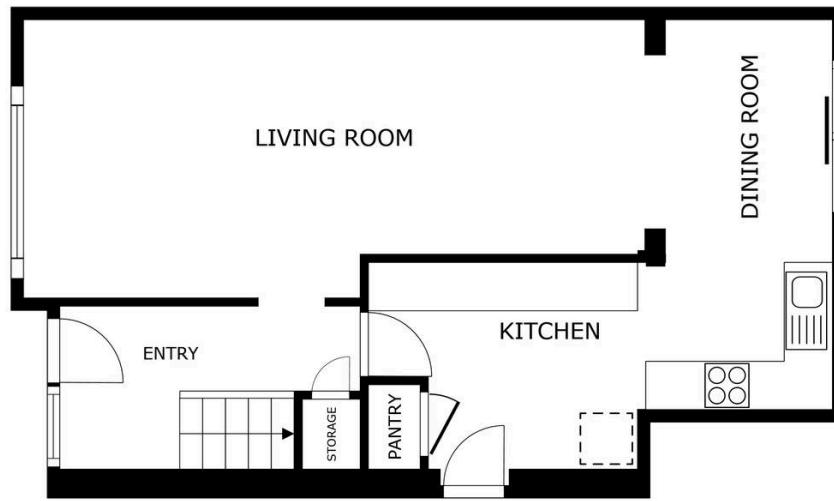
A well-maintained rear garden with a patio seating area, with a well-maintained lawn area, mature and established flower beds and well-maintained fenced perimeter borders.

### **Driveway**

For two vehicles.

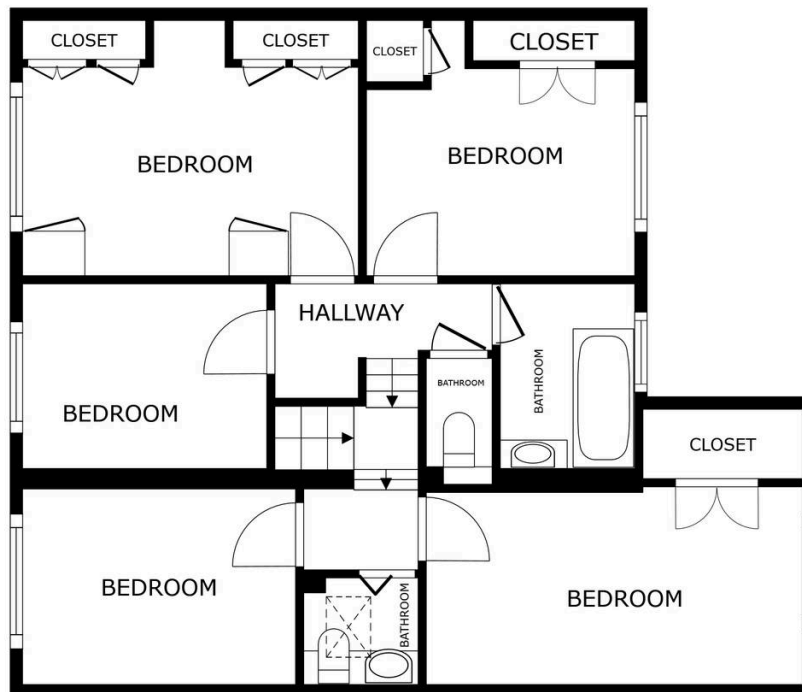
### **Carport**

For one vehicle.



FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1 53.5 m<sup>2</sup> FLOOR 2 70.3 m<sup>2</sup>  
 TOTAL : 123.8 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 53.5 m<sup>2</sup> FLOOR 2 70.3 m<sup>2</sup>  
 TOTAL : 123.8 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**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.