



FOR SALE

£350,000

4 Bed Semi-Detached House in South Avenue, Leicester Forest East



PROPERTY FEATURES

- No Chain
- Extended
- Semi Detached
- Open Plan Living Kitchen
- Quiet Cul-De-Sac
- Immaculate Throughout
- Off Road Parking
- Bathroom & Shower Room
- Four Bedrooms
- Call To View



FULL DESCRIPTION

SUMMARY

*** No Chain *** Semi detached family home with substantial ground floor extension that offers flexible accommodation. The ground floor extension could be used for a multitude of purposes, a home business, self contained annexe or simply additional living space. The accommodation comprises entrance hall, open plan living kitchen area, playroom/bedroom, snug, utility room, storage area and bathroom. To the first floor there are three bedrooms and shower room. The property is immaculate throughout and offers a flexibility in the accommodation that would suit a host of buyers.

ENTRANCE HALL

15' 1" x 6' 5" (4.6m x 1.96m) With stairs off to the first floor, thermostat, two under stairs storage areas and radiator.

OPEN PLAN LIVING KITCHEN

34' max x 18' 1" max (10.36m x 5.51m) Comprising base and wall mounted units, island with storage, induction hob and extractor hood over, quartz worktops, built in appliances to include double oven, dishwasher and washing machine, sink unit with drainer, tiled splash backs, gas fire and fireplace, two radiators, French doors to the rear garden and window to the front elevation.

SNUG

14' 4" max x 9' 8" max (4.37m x 2.95m) With French doors to the rear garden and feature radiator.



Phillips George



UTILITY ROOM

13' x 6' 1" (3.96m x 1.85m) Comprising base and wall mounted units with complementary work surfaces, sink unit with drainer, tiled splash backs, plumbing for washing machine and wall mounted boiler,

BATHROOM

8' 7" x 6' 1" (2.62m x 1.85m) Comprising panelled bath with shower over, vanity wash hand basin, low flush w.c., extractor fan, tiled splash backs, radiator and window to the front elevation.

STORAGE

6' 2" x 4' 9" (1.88m x 1.45m) Clothing storage area.

PLAYROOM/BEDROOM

9' 8" x 9' 1" (2.95m x 2.77m) With window to the rear elevation, radiator and access to the loft.

LANDING

With window to the side elevation and access to the loft. The loft is insulated and boarded with a light and drop down ladder.

BEDROOM

12' 10" x 10' 7" (3.91m x 3.23m) With built in wardrobes, window to the rear elevation and radiator.

BEDROOM

12' 6" x 9' 10" (3.81m x 3m) With laminate floor, radiator and window to the front elevation.

BEDROOM

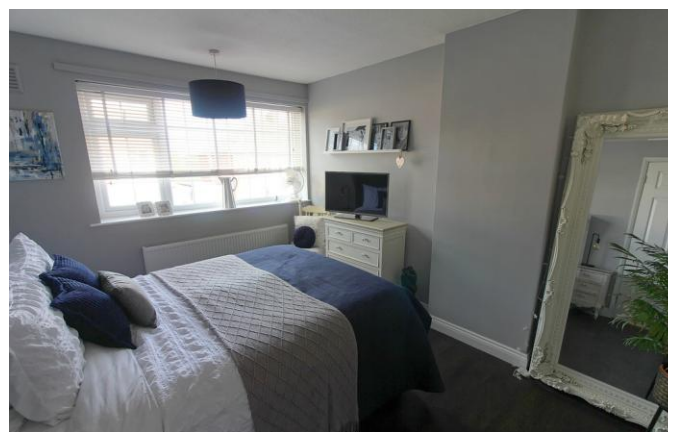
8' x 7' 11" (2.44m x 2.41m) With window to the front elevation and radiator.

SHOWER ROOM

8' x 6' 5" (2.44m x 1.96m) Comprising walk in shower cubicle, vanity wash hand basin, low flush w.c., extractor fan, tiled splash backs, tiled floor, heated towel rail, spotlights and window to the rear elevation.

OUTSIDE

The front of the property is pebbled to provide ample off road parking. The rear garden has been landscaped and is well maintained. There is a lawn area with flower borders, patio area and a hedged and fenced surround.



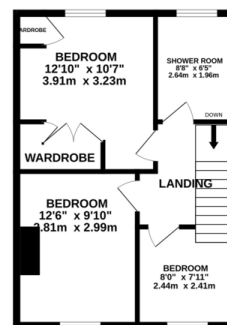
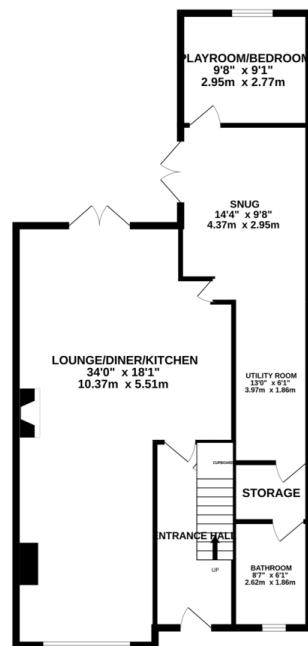


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	71	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
958 sq ft. (89.0 sq.m.) approx.

1ST FLOOR
440 sq ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 1398 sq ft. (129.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

