



57 Imperial Avenue
Westcotes, LE3 1JH

Offers Over £315,000



57 Imperial Avenue

Westcotes, Leicester, LE3 1JH

A traditional 3 bedroom link detached family house in popular residential location. The property, which was originally a police house, enjoys good sized family accommodation with full gas central heating, UPVC double glazed windows, a well equipped modern breakfast-kitchen with appliances. The property is situated close to an excellent range of local amenities, schools, shopping, routes into the city and university. Accommodation comprises of entrance hall, cloaks/wc, 17' lounge, extended dining area, 17' breakfast-kitchen, large store room/potential study. Upstairs, galleried landing, 3 good sized bedrooms, bathroom. Detached brick garage, driveway and private 60' rear garden. Early viewing is highly recommended - immediate vacant possession - no chain! Freehold. Council Tax Band A

Entrance Hall

UPVC double glazed entrance door, UPVC double glazed window to front, stairs to first floor, laminate flooring, under-stairs cupboard, radiator.

Cloaks/WC

UPVC double glazed opaque window, wash hand basin, wc

Storage Room

13'9" x 6'4" (4.20m x 1.95m)

Situated off the hall this really useful boxroom/store could very easily be converted to an office/study or playroom with some improved flooring and insulation (subject to usual building consent) The room currently has three UPVC double glazed windows.

Lounge

17'2" x 13'11" (5.24m x 4.26m)

A good sized dual aspect living room. UPVC double glazed window to front, two radiators, laminate flooring, coal effect living flame gas fire set in marble effect fireplace and wooden surround.

Dining Area

10'7" x 5'11" (3.24m x 1.81m)

An extension to the original house. UPVC double glazed sliding patio doors to rear gardens, additional natural light coming from double glazed skylight, laminate flooring, radiator.

Breakfast-Kitchen

17'2" x 13'10" (5.24m x 4.23m)

This fabulous breakfast kitchen is the real star of the show in this house. UPVC double glazed window to rear plus a wealth of additional natural light coming from three double glazed skylights, radiator, tiled flooring, spotlights to ceiling. The kitchen is fully fitted with a modern range of base, drawer & eye level units, work surfaces, upstands, one and a half bowl stainless steel sink unit with mixer taps. Built-in electric double oven, 5 ring gas hob with extractor hood. Integrated dishwasher. Provision for tall fridge freezer (by separate negotiation). A central island incorporating breakfast bar. Recessed large pantry store.

First Floor Landing

UPVC double glazed window to front, fitted carpet, access to boarded loft with retractable ladder, large airing cupboard heated by pipework.

Bedroom One

11'10" x 10'2" excl robes (3.61m x 3.11m excl robes)

A good sized double bedroom with a wealth of storage. UPVC double glazed window to rear, radiator, fitted carpet, two set of modern built-in wardrobes.

Bedroom Two

10'9" x 10'2" (3.28 x 3.11)

Another good sized double bedroom with a wealth of storage. UPVC double glazed window to rear, fitted carpet, built-in wardrobes and over-head storage, radiator.

Bedroom Three

10'4" x 6'9"10" (3.16 x 21.3)

UPVC double glazed window to front, fitted carpet, radiator, recessed cupboard.

Bathroom

8'2" x 5'5" (2.50 x 1.66)

UPVC double glazed opaque window, heated towel rail, fully tiled walls, fitted with a modern white suite comprising of panelled shaped shower bath with electric shower over, vanity wash hand basin, wc.

Outside

To the front of the property there is a gravelled garden area, fenced boundary & a driveway leading to the detached brick garage with up-and-over door.

The private 60' rear garden has patio, lawn, brick store, fully fenced boundaries.

Local Authority & Council Tax Information LCC

This property falls within Leicester City Council (www.leicester.gov.uk)

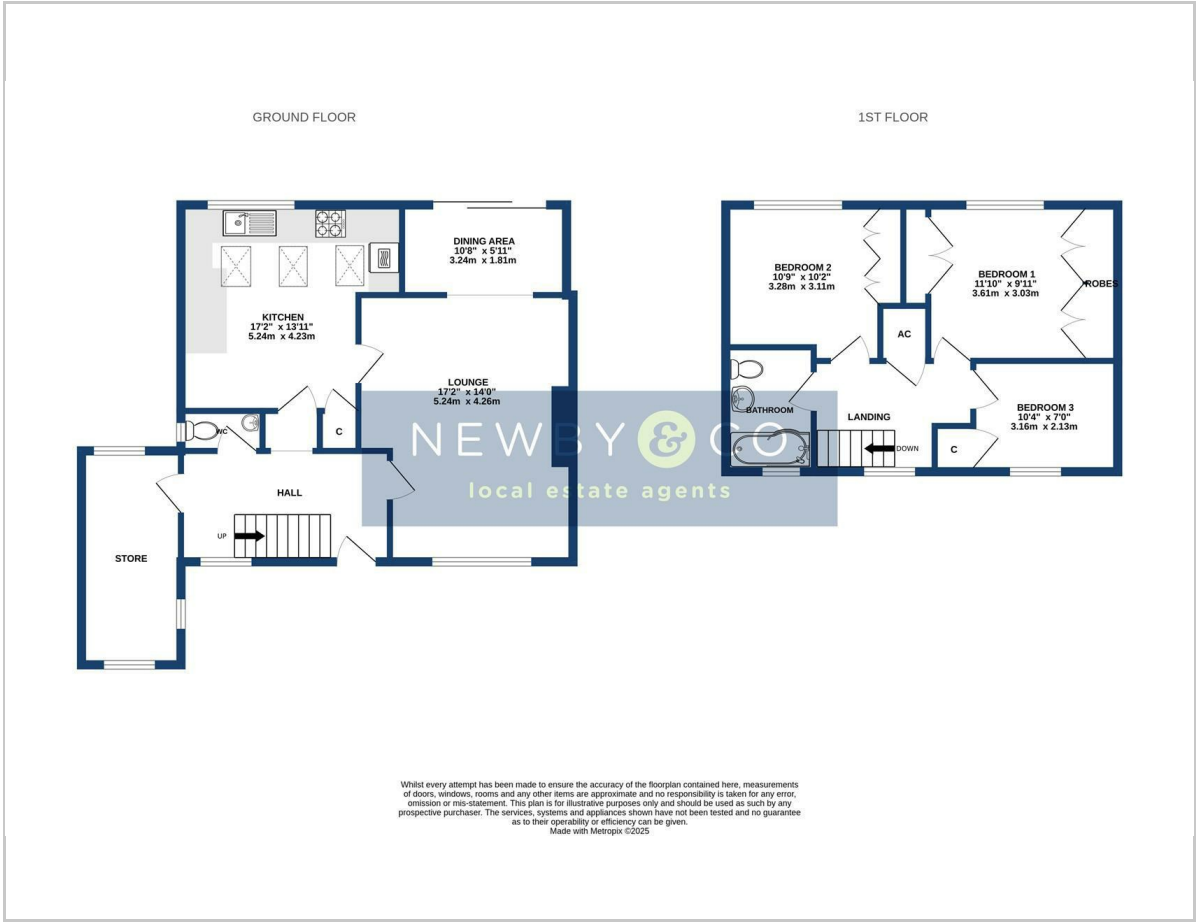
It has a Council Tax Band of A which means a charge of £1605.15 for tax year ending March 2026

Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.

For more information regarding school catchment areas please go to www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school



Floor Plan

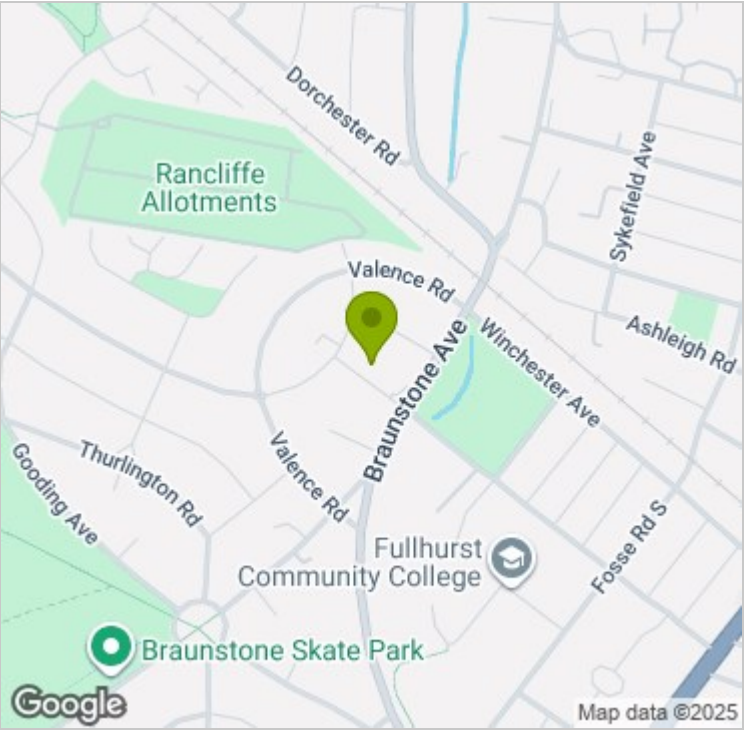


Viewing

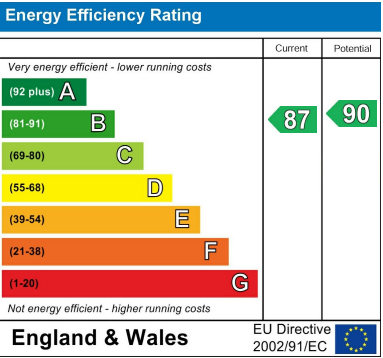
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph



88 Faire Road, Glenfield,
Leics, LE3 8ED
Tel: 0116 2990 990
Email: sales@newbyandco.co.uk
newbyandco.co.uk

