

72 High Street  
Desford, LE9 9JF

Offers Over £250,000



## 72 High Street

Desford, Leicester, LE9 9JF

COMPETITIVELY PRICED DUE TO BEING IN NEED OF SOME IMPROVEMENT & MODERNISATION. A well proportioned three storey 3 bedroom, 2 bathroom mews town house built in 2001 and situated close to village centre & Bosworth College. Gas central heating (untested), double glazing, cosmetic improvement required throughout. The accommodation comprises of entrance hall, cloaks/wc, kitchen, rear facing lounge-diner. Upstairs, landing, 2 good sized bedrooms, bathroom. Top floor master bedroom & en-suite shower room. Gardens to rear are a little overgrown, driveway & garage nearby. Freehold - no upward chain. Council Tax band C

### Entrance Hall

Panelled hardwood entrance door, laminate floor, radiator, stairs to first floor.

### Cloaks/wc

Double glazed opaque window, wash hand basin, wc, half tiled walls, radiator.

### Kitchen

11'9" x 9'6" (3.60m x 2.90m)

UPVC double glazed window to front, a range of base, drawer and eye level units, work surfaces with tiled surrounds, one-and-a-half bowl stainless steel sink unit with mixer taps, electric double oven (not tested) with gas hob, space for usual appliances.

### Lounge-Diner

15'1" x 13'9" (4.60m x 4.20m)

A good sized rear facing lounge-diner with UPVC double glazed French doors & side panels opening out to the South facing rear garden. Wood plank flooring, two radiators, useful under stairs storage cupboard.

### First Floor: Landing

Giving access to both first floor bedrooms and bathroom, radiator, airing cupboard.

### Bedroom Two

13'9" x 12'0" (4.21m x 3.66m)

A good sized double bedroom. UPVC double glazed window to rear, fitted carpet, radiator.

### Bedroom Three

13'9" x 6'6" (max) (4.21m x 2.00m (max))

Two UPVC double glazed windows to front, fitted carpet, two radiators.

### Bathroom

Fitted with a white suite comprising of panelled bath, pedestal wash hand basin & wc. Fully tiled walls, radiator, extractor fan.

### Second Floor: Landing

With skylight.

### Bedroom One

16'4" x 10'1" (5.00m x 3.08m)

Long master bedroom on the top floor with en-suite shower room. UPVC double glazed window to front, fitted wardrobes, fitted carpet, radiator. Access to loft.

### En-suite Shower Room

Shower enclosure, wash hand basin, wc, radiator, skylight.

### Outside

PLEASE NOTE: The front of the property is only accessed via a path to the left of the four garages which are situated on nearby Roman Close.

To the front of the property there is a shallow garden with slate chippings and shrubs.

The driveway & garage is located approx 50 yards away. The garage is the right hand one of four.

The rear garden is currently a little overgrown so will need attention. It appears to be approx 30' long and is South facing. Fenced boundaries and gate to rear.

### Local Authority & Council Tax Info (HBBC)

This property falls within Hinckley & Bosworth Borough Council ([www.hinckley-bosworth.gov.uk](http://www.hinckley-bosworth.gov.uk))

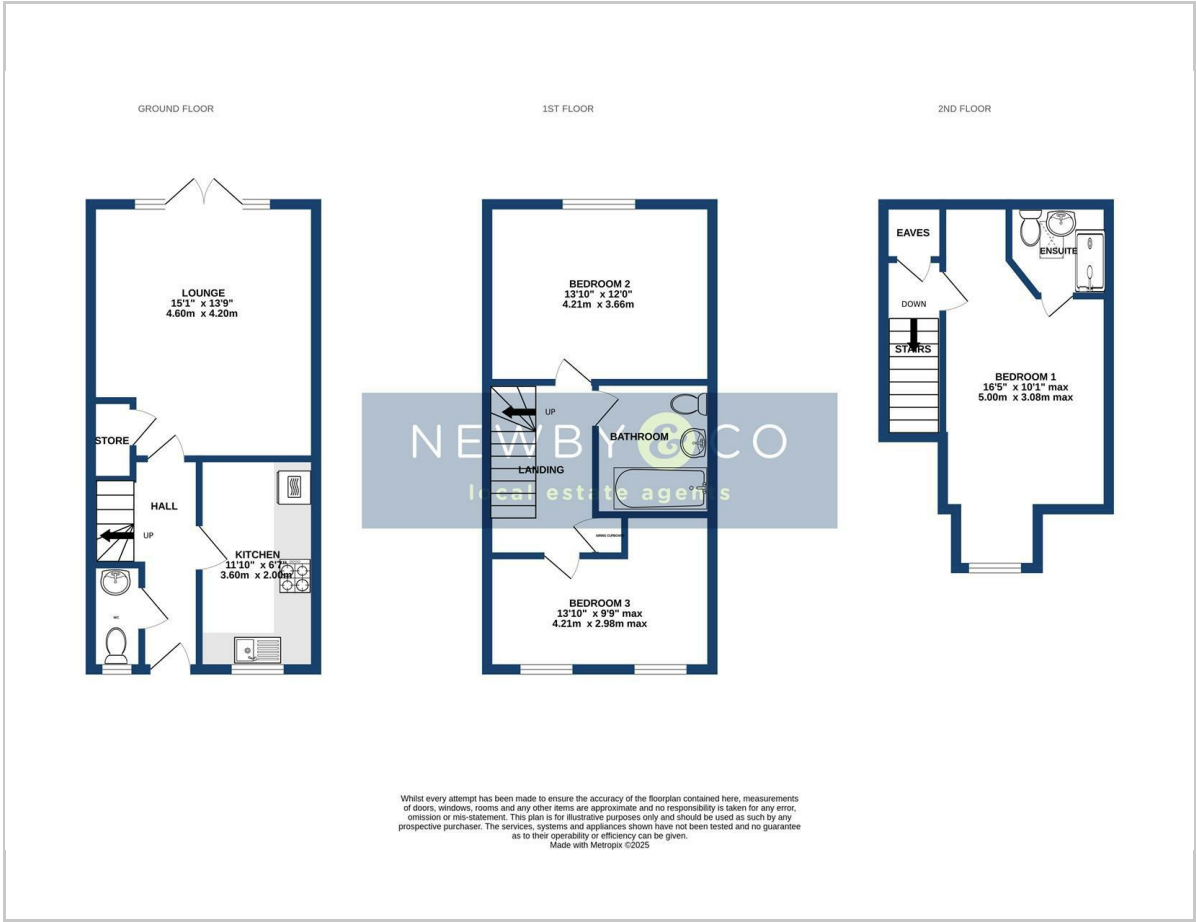
It has a Council Tax Band of C which means a charge of £2059.75 for tax year ending March 2026

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](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)



Floor Plan

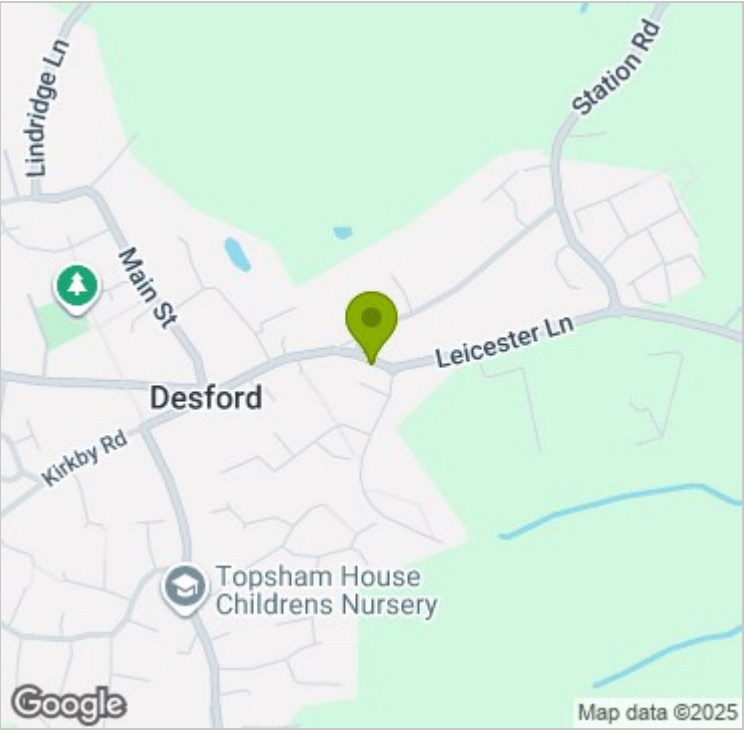


Viewing

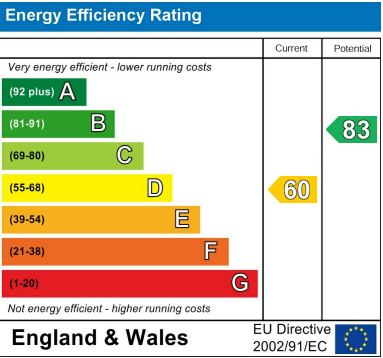
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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