



52 Coventry Road, Leicester, LE19 2GB

£374,950

A beautifully appointed bay front Villa situated within Naborough Village. This property boasts a wealth of charm and character and has highly spacious accommodation briefly comprising: Entrance hallway, Sitting room, Dining room, Modern breakfast kitchen, Snug / breakfast room, Ground floor w/c. First Floor: Two large double bedrooms, a Study area and a further single bedroom and bathroom, both of which require some remedial works. To the rear of the property is a largely low maintenance garden, and to the side is a further courtyard.

Additional Image



Entrance Hallway



A large entrance hallway with an attractive geometric original tiled floor. With doors off to the majority of the ground floor accommodation and stairs off rising to the first floor. Radiator.

Sitting Room



With a large bay window to the front aspect, feature log burning stove and stripped and varnished wood flooring. Radiator.

Dining Room



With a window to the rear aspect, radiator.

Breakfast Kitchen



With a window to the side aspect, an opening to the breakfast room and a door to the side courtyard.

The kitchen has been refitted with a quality range of base level units with wooden worksurfaces over and tiled splashback. There is space for a range style cooker, an integral dishwasher and a Belfast sink. Radiator.

Additional Image



Addiitonal Image



Additional Image



Snug / Breakfast Room



This excellent addition to the property provides a further versatile living space enjoying views over the rear garden. Radiator.

Additional Image



Ground Floor Wc



Fitted with a low level w/c and a radiator.

First Floor Landing



With doors off to all first floor accommodation and access to the loft space, which in our view, subject to obtaining the necessary planning consents, could be converted into further accommodation. There is a stunning large skylight which allows additional light into the property.

Bedroom



With a window to the front aspect, feature fireplace, radiator.

Bedroom



With a window to the rear aspect, radiator.

Bedroom / Study Area



With a window to the side aspect. Originally this was a large third bedroom, but has been converted with a stud wall. This can be removed to reinstate the third bedroom.

Bathroom

This area requires some updating / completing, but offers masses of potential!

Large enough to either increase the size of bedroom three, or to create an enviable bathroom. With two windows to the side aspect, wall mounted combination boiler and a low level w/c, wash basin and bath. Two radiators.

Outside



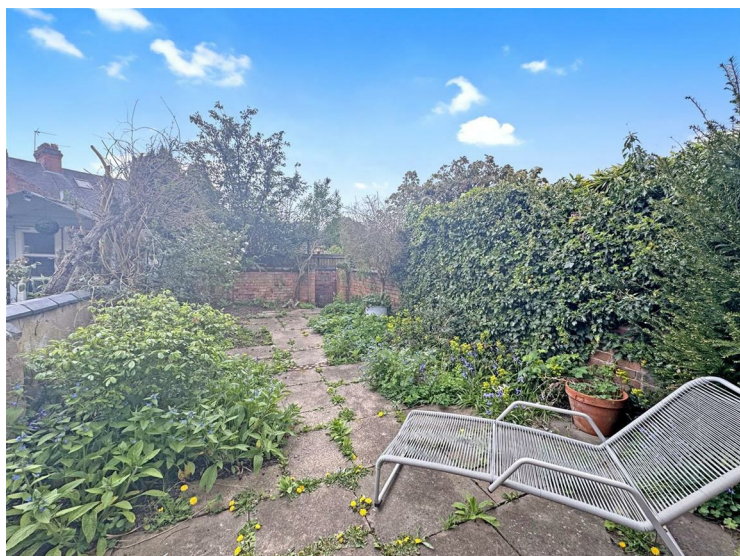
The rear garden is largely low maintenance, being laid to a paved finish.

It is south facing with walls enclosing the garden, all around.

To the side of the property is a private courtyard area.

Residents' parking is available on street, which is chargeable.

Additional Image



Additional Image



Offer Procedure

If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

In order to satisfy money laundering regulations Carlton Estates are required to carry out checks to verify each parties identity.

Mortgages

Independent Mortgage advice is available through this office. If you wish to speak to our Independent Financial Adviser, please call our office to arrange an appointment.

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(1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

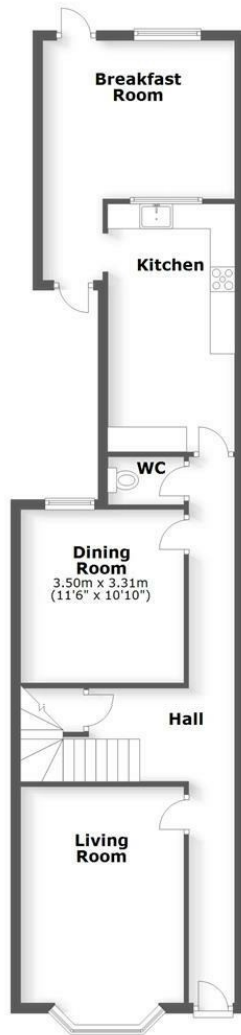
Opening Hours

MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm



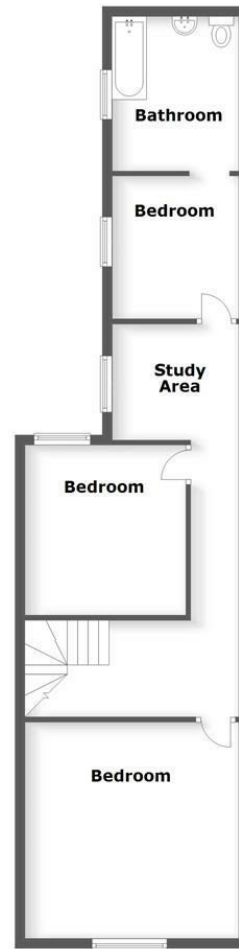
Ground Floor

Approx. 74.0 sq. metres (796.7 sq. feet)



First Floor

Approx. 65.3 sq. metres (702.5 sq. feet)



Total area: approx. 139.3 sq. metres (1499.2 sq. feet)

