



REZIDE
GROUP



OFFERS OVER £250,000
ASQUITH BOULEVARD, LEICESTER



This delightful two bedroom semi-detached bungalow is offered with NO CHAIN, is conveniently located Just off Asquith Boulevard and is set back from the road. This home is well presented throughout and offers to generous size bedrooms bay fronted lounge contemporary kitchen and bathroom with conservatory at the rear onto the garden.



Approach property via a quiet road which is set back just off Asquith Boulevard and enter through UPVC glazed door into porch. The porch has carpet tiled flooring ceiling light fitment and UPVC glaze door leading through to the entrance hall. The entrance hallway has timber effect strip vinyl flooring storage cupboard which houses the Worcester Bosch boiler fuse box and electrical meter as well as gas meter. To the left of the hall is the bathroom which also features the strip timber effect vinyl flooring, has tiling from floor to ceiling, radiator, low-level flush WC, pedestal wash handbasin and fitted panel bath with electrical shower above. The lounge is a bright and airy space and enjoys bay window to front aspect, carpeted flooring, radiator, Feature fireplace with granite hearth and surround with inset gas fire and timber mantelpiece ceiling light fitment and wall light as well as doors leading to kitchen and rear lobby. Kitchen is fitted with a range of wall and base level storage units with laminate worksurface is over inset flooring burner Smeg gas hob and electric Smeg oven below extractor unit above inset stainless steel sink and drainer unit space for washer radiator and glazed door allowing







side access. The rear lobby leads through to the two bedrooms at the back of the property. To the right is a generous size double bedroom featuring cups of flooring a range of fitted storage wardrobes ceiling light fitment radiator double glaze window enjoying a view across the rear garden. The further bedroom is also a generous double also having carpeted flooring radiator ceiling light fitment and sliding doors through to the conservatory. Conservatory features laminate timber effect flooring light fitment multiple plug sockets and UPVC glaze door leading out to the rear garden.

Externally the property benefits from ample off-road parking for multiple vehicles enjoys a landscape front garden with retaining hedge border for ease of maintenance. There are





timber double gates allowing access through to the rear where there is further parking a patio seating area prefab single garage. The rear garden has been landscaped and enjoys patio area planted borders with a range of mature shrubs and trees are laid lawn and space at the rate for a green house or garden shed. The garden enjoys plenty of sunlight and is an excellent place to entertain family and friends in the summer months.

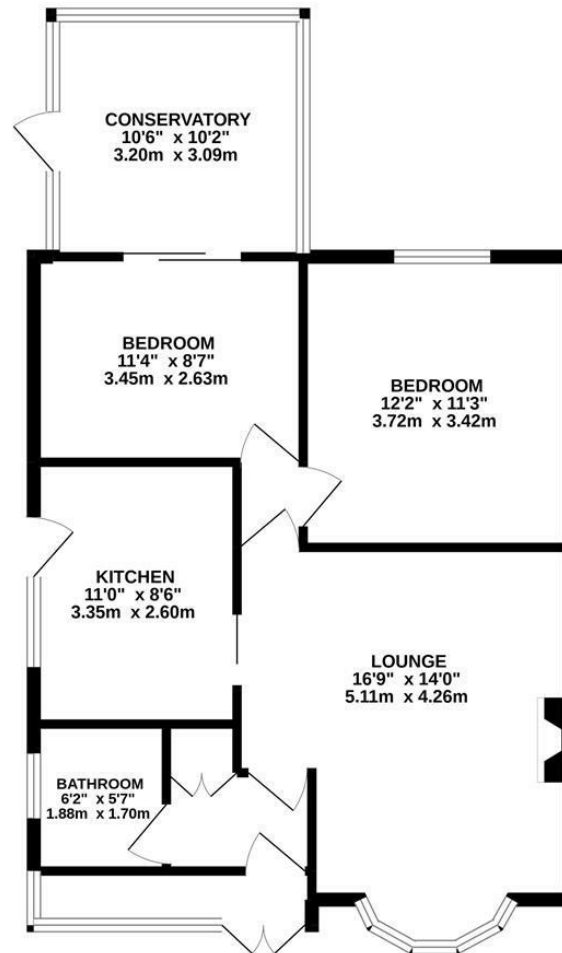


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PLOT PLAN FOR GUIDANCE ONLY

GROUND FLOOR
732 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA : 732 sq.ft. (68.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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