



Lydford Road, Humberstone,
Leicester



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Guide price £360,000



Key Features

- Four Bedrooms
- Extended Semi Detached Home
- Two Reception Rooms & Conservatory
- Driveway & Integral Garage
- Scope For Extension Subject to Necessary Consent
- Larger Than Normal Garden
- EPC rating D
- Freehold





Extended to the side, walk in and be surprised by this traditional bay fronted four bedroom semi detached home situated within close proximity to local amenities, with good road links to Birstall, Leicester City Centre and Thurmaston. An ideal family home, the gas centrally heated accommodation includes an entrance porch and hallway, two reception rooms, conservatory and kitchen, with the first floor offering three double bedrooms, single bedroom, bathroom and wc. Outside there is a driveway to the front providing off road parking giving access to the integral garage, with a low maintenance garden at the rear. Boasting incredible potential for further extensions subject to necessary consent, an early viewing is strongly recommended. Pet Free Home.

Accommodation

Front entrance door opens outwards to provide access into the:

Entrane Porch

With a glazed wooden door leading to the:

Entrance Hall

Presented with wood effect flooring, the entrance hallway offers a staircase rising to the first floor, window to the side elevation, central heating radiator and doors to the dining room and kitchen.

Dining Room 3.26m not into bay x 3.28m max

Perfect for formal dining and enjoying an abundance of natural light provided by a walk in bay window to the front elevation, the front reception room is presented with wood effect flooring and offers a central heating radiator. Folding doors lead to the:

Lounge 3.99m x 3.29m max

The second reception room is presented with wood effect flooring and offers ceiling coving, central heating

radiator, door to the kitchen and doors opening into the:

Conservatory 2.44m x 3.30m

A fantastic addition to the accommodation providing extra downstairs living space, with wood effect flooring, dual aspect glazing, central heating radiator and doors opening out into the rear garden.

Kitchen 4.08m x 1.94m

Fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and brick effect tiled splashbacks. Features include an inset sink and drainer with mixer tap, 'Indesit' oven, 'Electrolux' five ring gas hob with extraction hood above, space for an under counter fridge and a wall mounted Worcester Bosch boiler. With a window to the rear elevation and a side access door to the:

Integral Garage 7.63m x 2.89m

With light, power, door to the front and a rear access door.

First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring, built in cupboard and a hatch to the partly boarded loft space with insulation.

Bedroom One 4.52m into bay x 3.32m

A larger than normal double room enjoying light provided by a walk in bay window to the front elevation. With wood effect flooring, built in cupboard and a central heating radiator.

Bedroom Two 2.90m x 3.34m

A second double room offering a window to the rear elevation, wood effect flooring and a central heating radiator.

Bedroom Three 4.15m x 2.67m

A third double room offering a window to the front elevation, wood effect flooring and a central heating radiator.

Bedroom Four 2.59m x 1.99m

With a window to the front elevation, wood effect





flooring and a central heating radiator.

Family Bathroom 1.69m x 1.90m

Fitted with a modern two-piece suite comprising a p-shaped bath and wash hand basin, with complementary tiled surrounds. There is also a heated towel rail and window to the rear elevation.

Separate WC

With a low level WC, tiled surrounds and a window to the side elevation.

Outside

Occupying a cul de sac position in this popular and convenient location, the plot firstly offers a driveway providing off road parking and giving access to an integral garage. To the rear is a larger than normal garden arranged for low maintenance with fencing and brick walls to boundaries, gravelled and paved areas.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Leicester City Council - Tax Band C. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangement

Viewings are strictly by appointment only.

Making an Offer

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note

These particulars, whilst believed to be accurate are set



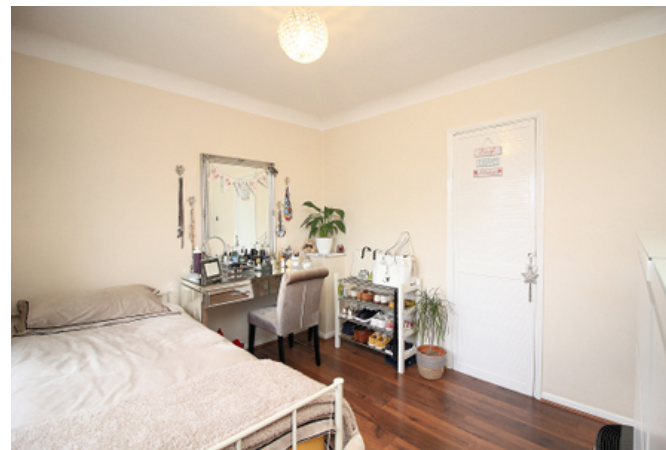
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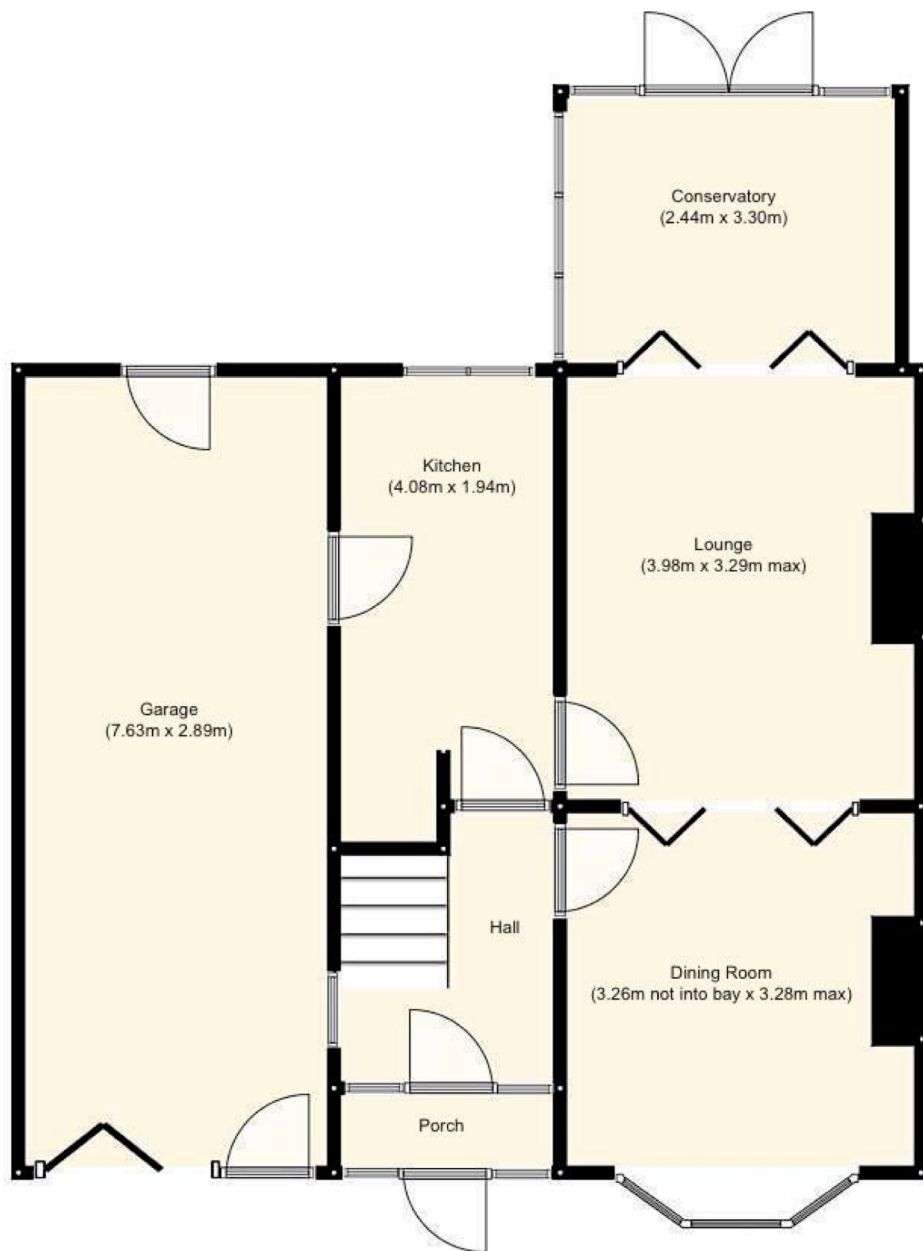
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