



**Kinross Avenue, Leicester, LE5 2LP**



Part of  
**SHELDON  
BOSLEY  
KNIGHT**  
LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

This extended end town house is a true gem waiting to be discovered. Boasting not just one, but two reception rooms, this property offers ample space for entertaining guests or simply unwinding after a long day. With two cosy bedrooms and a well-appointed bathroom, there's plenty of room for a growing family or visiting guests. What sets this house apart is its extension, providing an open plan living/kitchen/diner, utility room and ground floor W.C. Outside to the front of the property is a block paved driveway providing parking for two vehicles and an enclosed rear garden.

Don't miss the opportunity to make this lovely property your own in the heart of Leicester.





## Key Features

- Extended Semi Detached Home
- Open Plan Living Kitchen Dining Area
- Two Double Bedrooms
- Utility Room and Downstairs W.C
- Enclosed Rear Garden
- Block Paved Driveway
- UPVC Double Glazing
- Gas Central Heating
- EPC - D

**Offers In Excess Of  
£230,000**

## LOCATION

The property is situated in the convenient and popular well established residential area of Thurnby Lodge some two and a half miles East of the centre of Leicester, handy for nearby local shops on Uppingham Road together with a nearby Coop and Tesco supermarket, local schools, places of worship, bus services and recreational facilities. Leicester has more comprehensive amenities together with rail services to London St. Pancras International.

## VIEWINGS

All viewings to be arranged through Andrew Granger & Co.

## ACCOMODATION IN DETAIL

### GROUND FLOOR

#### ENTRANCE HALL

Via Double glazed composite entrance door with window to side, radiator, useful understairs storage cupboard and staircase rising to the first floor.

#### SITTING ROOM

UPVC double glazed box window to front elevation, radiator and coving to ceiling.

#### OPEN PLAN LIVING/KITCHEN/DINER

Fitted with a range of wall and base level units with worksurfaces over and stainless steel sink and mixer tap, Integrated appliances including dishwasher and fridge freezer. Double oven and four ring gas hob with extractor hood over. Spotlights to ceiling,, skylight, UPVC french doors and window to rear elevation.

#### UTILITY AREA

Worksurface with space for washing machine and tumble dryer.

### GROUND FLOOR W.C

Fitted with a two piece suite comprising of W.C and wash hand basin. tiled splash back, wall mounted boiler.

### FIRST FLOOR

#### LANDING

Upvc double glazed window to side aspect, doors to bedrooms and family bathroom.

#### BEDROOM ONE

UPVC double glazed window to the front elevation, radiator, fitted wardrobes.

#### BEDROOM TWO

UPVC double glazed window to the rear elevation, radiator and built in wardrobes.

#### FAMILY BATHROOM

Comprising w.c, bath with shower over, vanity sink unit, floor and wall tiling, towel radiator and UPVC double glazed window to the rear elevation.

#### OUTSIDE

With block paved driveway to the front of the property with storage area to the side. Enclosed rear garden with decking area and pebbled patio to the rear of the garden.

### ENERGY PERFORMANCE RATING - D

#### TENURE & COUNCIL TAX BAND A

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

#### MONEY LAUNDERING

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds



Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

### **APPRAISALS & SURVEYS**

If you have a house to sell then we offer a Free Valuation, without obligation. Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our Surveying Department.







### Ground Floor

Floor area 50.6 sq.m. (545 sq.ft.) approx



### First Floor

Floor area 30.0 sq.m. (323 sq.ft.) approx

Floor plans are for identification purposes only. All measurements are approximate.  
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EPC Rating - D

Tenure - Freehold

Council Tax Band - A

Local Authority  
Leicester City

Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



To arrange a viewing please contact our Leicester (AG) office on 0116 242 9922



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