



21 The Approach, Leicester
£375,000

ANDREW
GRANGER & CO



21 The Approach

Leicester, Leicester

Superbly presented 3-bed family home with planning for double storey extension, south west garden, open plan living, utility, garage, ample parking, and generous corner plot.

Council Tax band: B

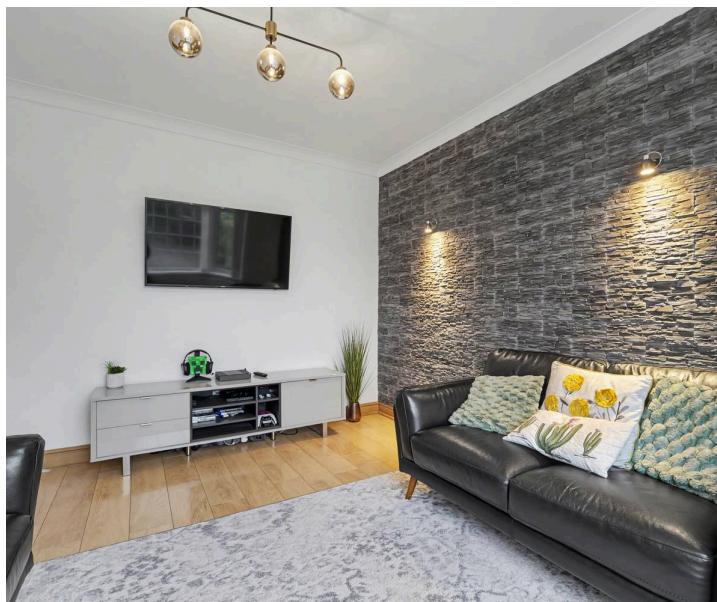
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Extended family home with planning permission for double storey side extension
- Bright open plan living and dining space with garden access
- Separate front lounge with bay window
- Modern kitchen with versatile utility room and downstairs W.C.
- Three well proportioned bedrooms with fitted wardrobes to two
- South westerly facing rear garden with patio and lawn
- Corner plot with ample off road parking and garage access
- Ideal for first time buyers and young families





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A superbly presented and thoughtfully extended family home, ideal for first time buyers and growing families, with planning permission already in place for a striking double storey side extension. The property also benefits from a desirable south westerly facing rear garden, perfect for enjoying afternoon and evening sunshine.

You are welcomed into the home via a modern composite front door, opening into a bright and inviting hallway complete with alarm system and two integrated storage cupboards. To the front of the property sits a comfortable and well proportioned lounge, enhanced by a bay window and stylish feature wall lighting, creating a relaxing space to unwind.

To the rear, the heart of the home is the spacious open plan living and dining area, occupying the majority of the ground floor extension. This fantastic family space is flooded with natural light and features sliding doors that lead directly out to the rear garden, ideal for entertaining and everyday family life.



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The kitchen is fitted with a range of wall and base units, complemented by a sink and drainer, tiled splashbacks, gas hob, oven and extractor hood. Adjoining the kitchen is a versatile utility area, adapted by the current owners to provide space and plumbing for a washing machine, tumble dryer and fridge freezers. This area also offers access to both the front and rear of the property, along with internal access to the garage and a convenient downstairs W.C.

Upstairs, the first floor comprises three well sized bedrooms, with fitted wardrobes to the two larger rooms, along with a modern three piece family bathroom suite.

Externally, the home occupies a generous corner plot with ample off road parking for multiple vehicles. The rear garden offers a private and family friendly setting, featuring a paved patio area, timber fencing and a lawned garden, making it a perfect space to enjoy throughout the year.

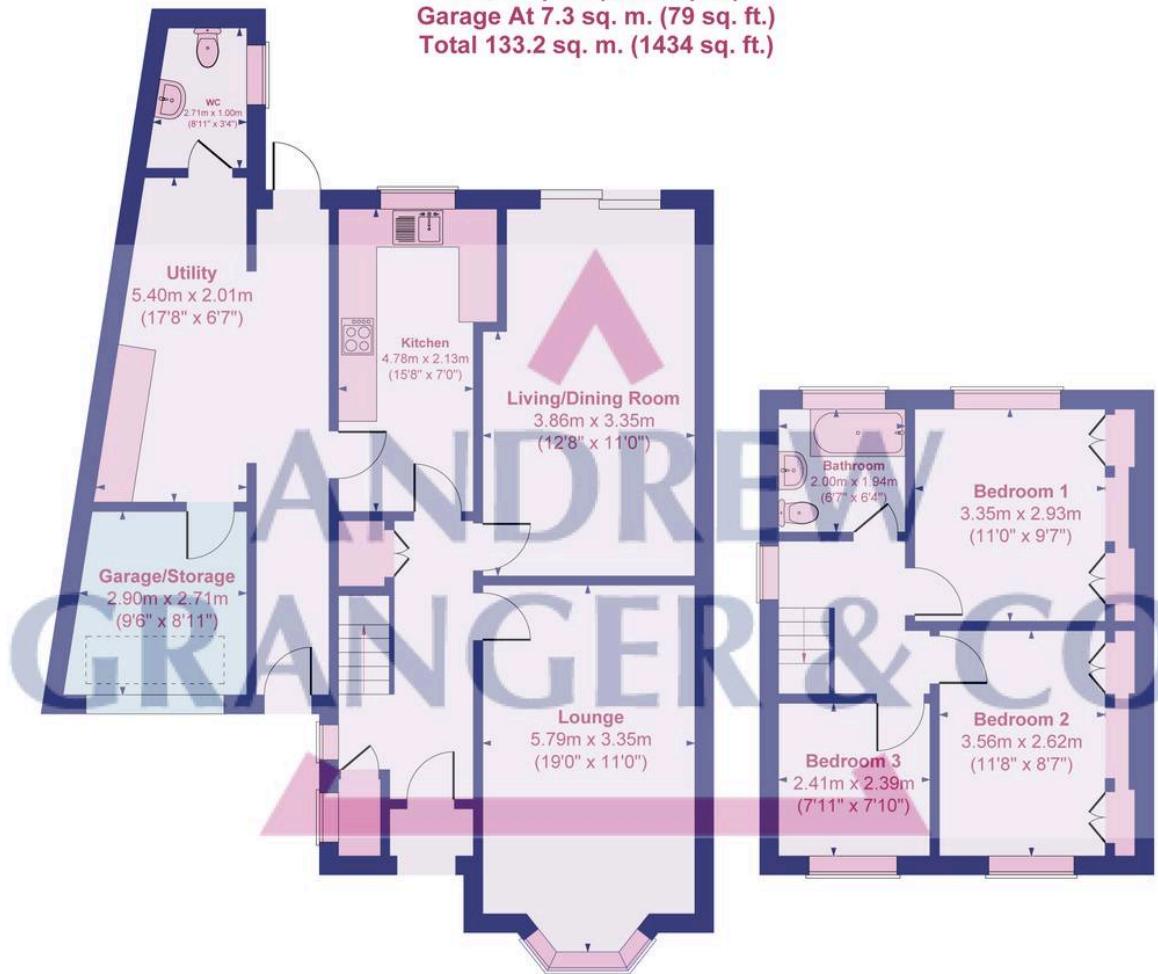


Approximate Gross Internal Area

125.9 sq. m. (1355 sq. ft.)

Garage At 7.3 sq. m. (79 sq. ft.)

Total 133.2 sq. m. (1434 sq. ft.)



Not to scale for layout reference only. All Measurements are Approximate Produced by As
Built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk

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