

for sale

£230,000



## Middlesex Road Leicester LE2 8HH

An immaculate bay fronted town house situated in a popular location within easy reach of excellent local amenities. The accommodation comprises: entrance hall, lounge, kitchen/diner, conservatory, three bedrooms and a bathroom. Off road parking and low maintenance rear garden.



# Middlesex Road Leicester LE2 8HH

## Entrance Hall

Door to the front, radiator, stairs to the first floor and utility cupboard with space for washing machine.

## Lounge

13' 7" to bay x 11' 1" ( 4.14m to bay x 3.38m )

Double glazed bay window to the front, electric fireplace, radiator and t.v. point.

## Kitchen/ Diner

16' 11" max x 11' 2" max ( 5.16m max x 3.40m max )

Fitted with wall and base units, laminate worktops, one and a half bowl sink and drainer, electric oven, gas hob, extractor fan, integrated fridge/freezer and dishwasher, dining area, t.v. point, double glazed window to the rear and patio doors leading through to the conservatory.

## Conservatory

10' 7" x 8' 7" ( 3.23m x 2.62m )

Of upvc construction with radiator, lights, wood flooring, double glazed windows and French doors leading out to the rear garden.

## First Floor Landing

Built-in cupboards, loft access and cupboard housing the central heating boiler.

## Bedroom One

13' 10" to bay x 10' 9" max ( 4.22m to bay x 3.28m max )

Double glazed bay window to the front, radiator and t.v. point.

## Bedroom Two

11' 3" x 10' 9" ( 3.43m x 3.28m )

Double glazed window to the rear and radiator.

## Bedroom Three

7' 11" x 7' 3" ( 2.41m x 2.21m )

Double glazed window to the front and radiator.

## Bathroom

Bath with mixer tap and shower attachment, wash hand basin, w.c., radiator and double glazed window to the rear.

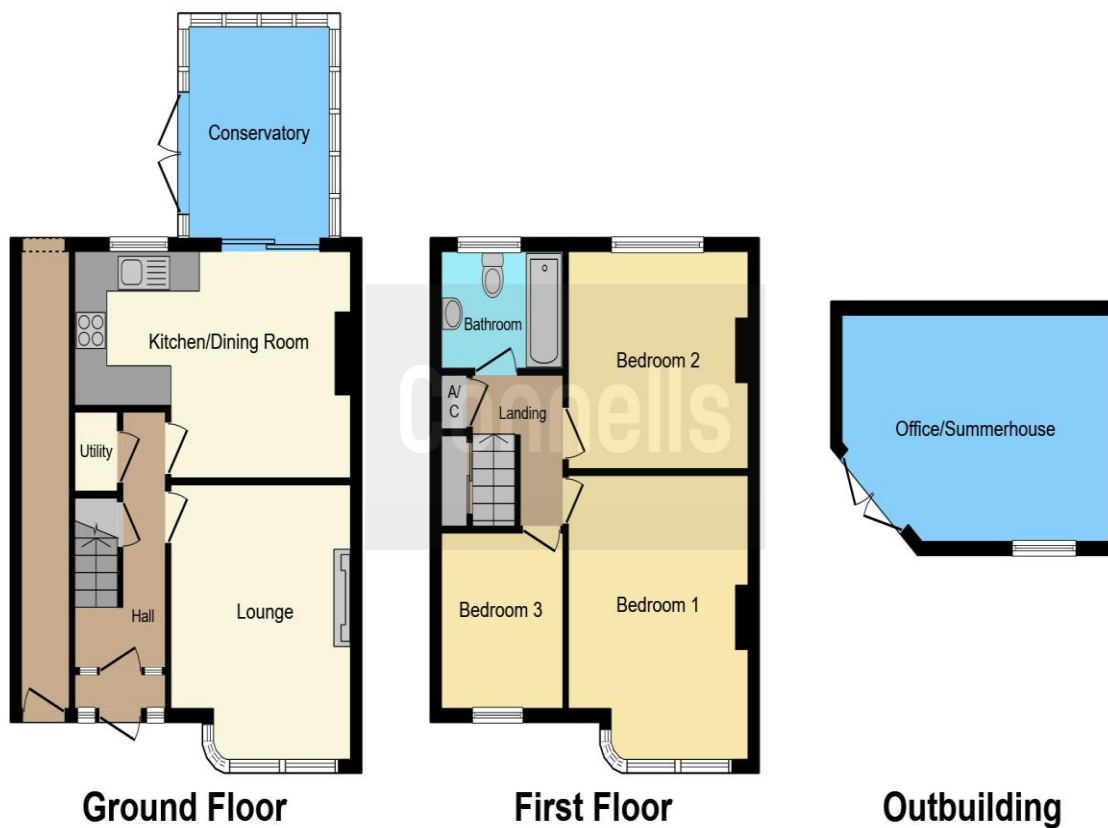
## Outside

There is off road parking to the front. To the rear is a low maintenance rear garden with artificial grass, decked seating area, slate beds, outside tap and a SUMMER HOUSE/OFFICE (16'7" x 11'2") with double glazed door and window, power and light.









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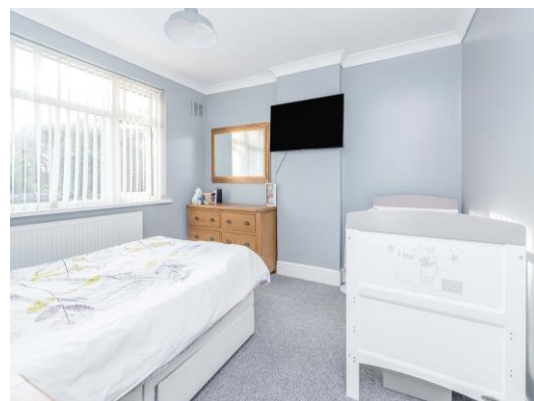
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Property Ref: LTR319046 - 0002

**Tenure:** Freehold

**EPC Rating:** C

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