



Not for marketing purposes INTERNAL USE ONLY

Langton Way
Leicester



Property Description

Four bedrooms mid-terraced property. Walk in and be surprised by this contemporary styled home situated within close proximity to local amenities, recreational areas and schools with good road links to Birstall, Leicester City Centre and the popular Abbey Park.

An ideal starter home or buy to let investment, the accommodation benefits from gas central heating, allocated parking space, low maintenance rear garden & balcony overlooking canal.

Offering a full width lounge, inner lobby with access to a downstairs w/c and a door leading through to the full width kitchen/diner. Upstairs you will find two bedrooms and a bathroom. With two further bedrooms and shower room on the second floor.

To the outside, the property features a lawn area with a shed and access to a shared passage leading to the front of the car park.

Ground Floor

Hallway

7' 3" x 7' 6" (2.21m x 2.29m)

Lounge

12' 3" x 11' 1" (3.73m x 3.38m)

With laminate flooring, radiators & window to the front

Kitchen

9' 5" x 14' 8" (2.87m x 4.47m)

Fitted with a range of wall and base units, integrated oven and hob with an extractor fan over, sink with window over, radiator, plumbing for washing machine, dining area & an access to the rear garden

Toilet

Toilet & wash hand basin

First Floor

Bedroom 2

9' 8" x 13' 3" (2.95m x 4.04m)

Having a carpet floor, radiator, fitted wardrobes & windows to the rear

Bedroom 4

11' 6" x 14' 8" (3.51m x 4.47m)

Having a carpet floor, radiator, window & balcony overlooking canal

Bathroom

7' 3" x 11' 2" (2.21m x 3.40m)

Having a bath with shower over, wash hand basin & toilet

Second Floor

Bedroom 1

7' 7" x 12' 9" (2.31m x 3.89m)

Having a carpet floor, radiator, fitted wardrobe & windows to the front aspect

Bedroom 3

7' 6" x 5' 3" (2.29m x 1.60m)

Having a carpet floor, radiator, fitted wardrobes & windows to the rear

Shower Room

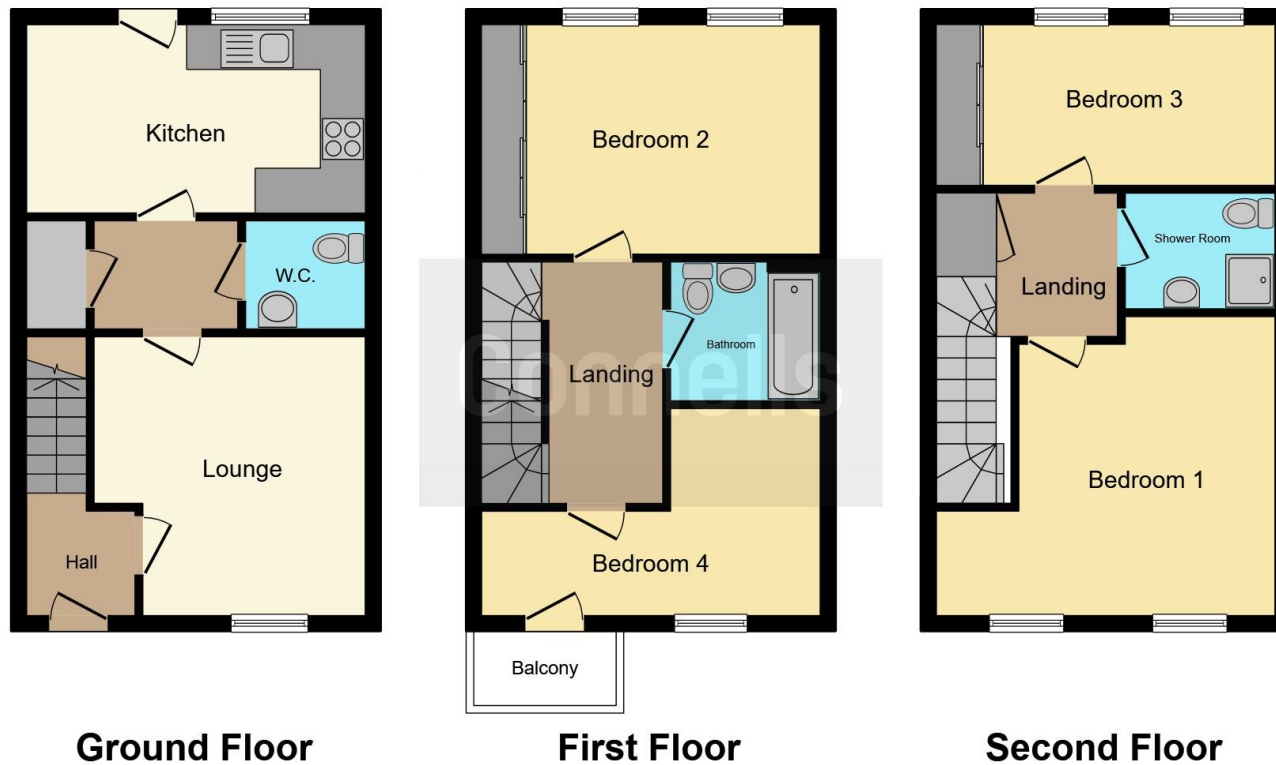
5' 9" x 6' 5" (1.75m x 1.96m)

With shower unit, wash hand basin & toilet









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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