

for sale

£460,000



Ariane Place Leicester LE4 5AL

A modern contemporary well presented family home benefiting from five bedrooms, two en-suites, breakfast kitchen and a double garage. Situated in the heart of Leicester close to local schools, Abbey Park, the Grand Union canal and an array of shopping facilities on Melton Road and the city centre.

Ariane Place Leicester LE4 5AL

Entrance Hall

Door to front elevation, radiator and stairs to the first floor.

Cloakroom

Wash hand basin, w.c., tiling to splash areas and radiator.

Lounge

23' 3" x 11' 6" max (7.09m x 3.51m max)

Double glazed window to the front, double glazed French doors leading out to the rear garden, radiator and t.v. point.

Dining Room

10' 2" x 8' 4" (3.10m x 2.54m)

Double glazed window to the front and radiator.

Kitchen/ Breakfast Room

16' 9" max x 10' max (5.11m max x 3.05m max)

Fitted with wall and base units, stainless steel sink and drainer, work surfaces with tiling to splashbacks, double electric oven, gas hob, stainless steel cooker hood, integrated fridge/freezer, radiator, understairs storage, two double glazed windows to the rear and door to the utility room.

Utility Room

7' 6" x 5' 8" (2.29m x 1.73m)

Wall and base units, work surfaces, plumbing for washing machine, central heating boiler and door to the side elevation.

First Floor Landing

Double glazed window to the front and radiator.

Bedroom Two

14' 3" max x 11' 6" (4.34m max x 3.51m)

Double glazed window to the rear, fitted wardrobes with sliding doors, radiator and door to the en-suite.

En-Suite

Double shower cubicle, wash hand basin, w.c., extractor fan and double glazed window to the rear.

Bedroom Three

10' 3" x 9' 2" (3.12m x 2.79m)

Double glazed window to the rear and radiator.

Bedroom Four

11' 6" x 8' 4" (3.51m x 2.54m)

Double glazed window to the front and radiator.



Bedroom Five

10' 3" x 7' (3.12m x 2.13m)

Double glazed window to the front and radiator.

Family Bathroom

Bath, separate double shower cubicle, wash hand basin, w.c., extractor fan, radiator and double glazed window to the side.

Second Floor Landing

With two radiators.

Master Bedroom

19' 7" x 11' 8" (5.97m x 3.56m)

Double glazed window to the front, skylight to the rear and storage into the eaves.

Dressing Area

11' 8" x 10' 2" (3.56m x 3.10m)

Double glazed window to the front, range of fitted wardrobes, airing cupboard and loft access.

En-Suite

Double shower cubicle, wash hand basin, w.c., extractor fan, radiator and double glazed skylight.

Outside

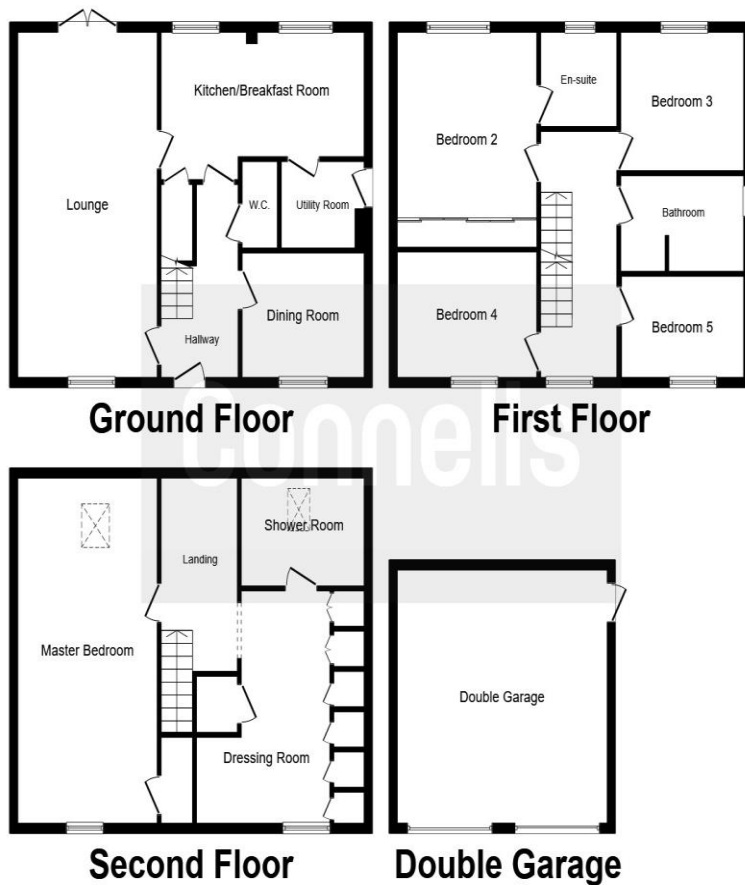
There is a small front garden with a path leading to the front door. The rear garden is mainly laid to lawn with an outside tap and walled surround.

Double Garage

17' x 16' 1" (5.18m x 4.90m)

Two up and over doors, power and light. There is off road parking for two cars in front of the garage.





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).
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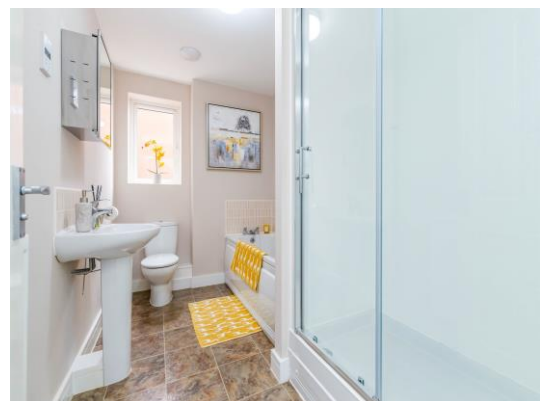
22-24 Halford Street
LEICESTER LE1 1JB

Property Ref: LTR318654 - 0008

Tenure: Freehold

EPC Rating: C

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