



Connells

Gifford Close
Leicester



Property Description

A good sized, two bedroom, detached bungalow. This gas centrally heated accommodation with uPVC double glazing throughout, comprises an entrance porch, entrance hall, sitting room, fitted kitchen, two double bedrooms and bathroom. Outside to the front of the property is a block paved driveway providing access to a single garage. To the rear are hard landscaped manageable gardens.

Entrance Porch

Tiled flooring, uPVC double glazed door, double glazed window to side and glazed inner door leading through to entrance hall.

Entrance Hall

Oak flooring, radiator, cloaks cupboard, two wall light points.

Lounge

17' 11" x 15' 1" (5.46m x 4.60m)

Gas living flame effect fire with marble hearth and back with timber mantle, ceiling coving, two wall light points, two radiators, three uPVC double glazed windows to rear elevation.

Kitchen

12' x 8' 4" (3.66m x 2.54m)

Good range of beech effect eye and base level units with drawers, roll edge laminated work surfaces, stainless steel sink with chrome mixer tap above, Hotpoint double oven, four ring gas hob with extractor unit over, plumbing for automatic dishwasher and washing machine, space for condenser dryer, further space for fridge freezer, radiator, tiled flooring, uPVC double glazed window to rear and door to side elevation providing access to rear garden.

Bedroom One

16' 2" x 9' 6" (4.93m x 2.90m)

Built in wardrobes with cupboards over and drawers to side, radiator, uPVC double glazed window to front elevation.

Bedroom Two

13' 1" x 9' 1" (3.99m x 2.77m)

Built in wardrobes with cupboards over, radiator, uPVC double glazed window to front elevation.

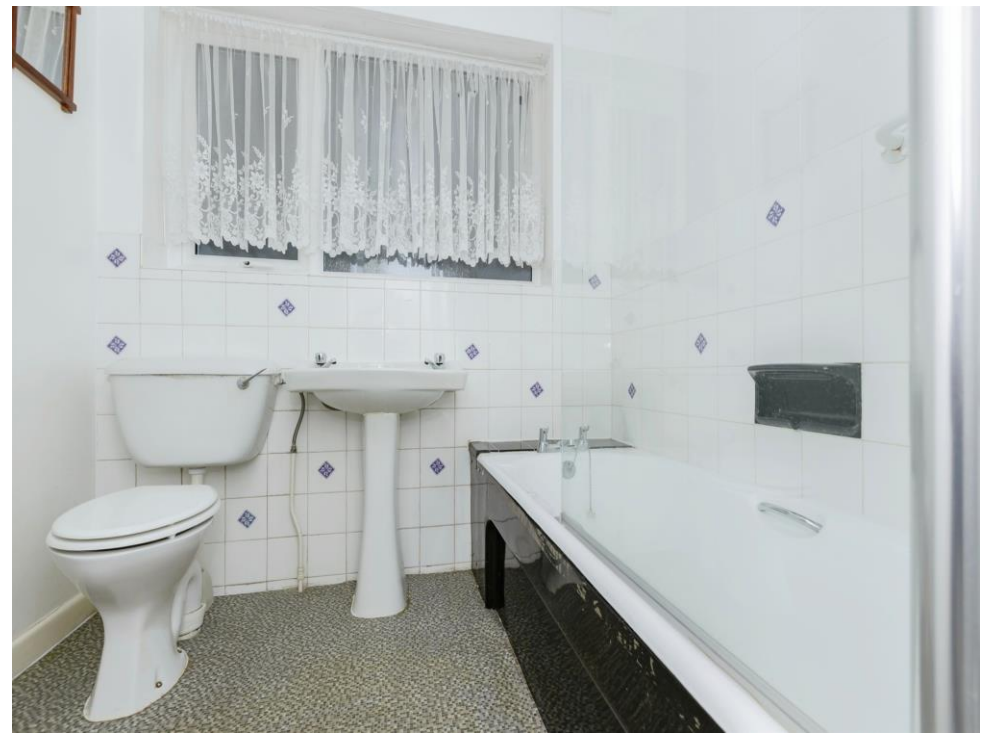
Bathroom

White three piece suite comprising low flush WC, pedestal wash hand basin, panelled bath with shower over, airing cupboard, chrome heated towel rail, window to side elevation.

Outside

To the front of the property is a block paved driveway behind a low level brick wall providing access to a single garage. To the rear of the property are hard landscaped paved gardens with timber shed. The second storage area is a brick built outhouse in the rear garden for storage.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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view this property online connells.co.uk/Property/OBY310721

directions to this property:

From Agent's Oadby branch proceed north on The Parade towards Sandhurst Street. Turn right onto A6/Harborough Road and bear left onto Stoughton Road. Turn left onto B582/Stoughton Road. Turn left to stay on B582 Gartree Road. Turn right onto Shady Lane, Road name changes to church road. At mini roundabout turn right onto B667/Main Street, turn left onto Goodwood Road. Turn left onto Gifford Close, turn right to stay on Gifford Close where the property can be located to your left hand side and indicated by our Agent's sale board.

EPC Rating: D

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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