

for sale

offers in excess of **£200,000**



Inver Road Lubbethorpe Leicester LE19 4DL

This one bedroom property would make an ideal home for anyone looking for a starter home or a second property as either an investment or somewhere to stay, The property still benefits from it NHBC Guarantee and is well presented throughout, With a driveway & a garden viewing is highly recommended.



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Entrance Hall

With a door to the front of the property, stairs to the first floor, under stairs cupboard for storage which also has a radiator, central heating radiator and double glazed window to the front of the property.

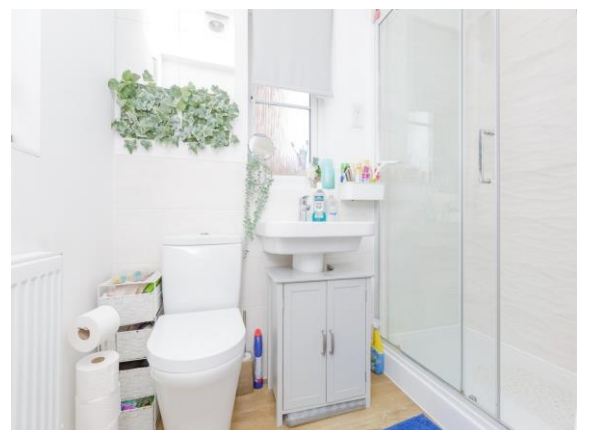
Downstairs Shower Room

There is a shower cubicle, wash hand basin, wc, partly tiled walls, central heating radiator and double glazed windows to the front and side of the property.

Downstairs Bedroom One

14' 5" x 10' 1" (4.39m x 3.07m)

With a double glazed window to the side of the property, central heating radiator, cupboard/wardrobe and French doors to the rear of the property.



First Floor:

Lounge/Diner/Kitchen

17' x 14' 3" (5.18m x 4.34m)

Stairs rise from the hallway to the first floor and has double glazed windows to the front, side and rear of the property. There are two central heating radiators and a storage cupboard.

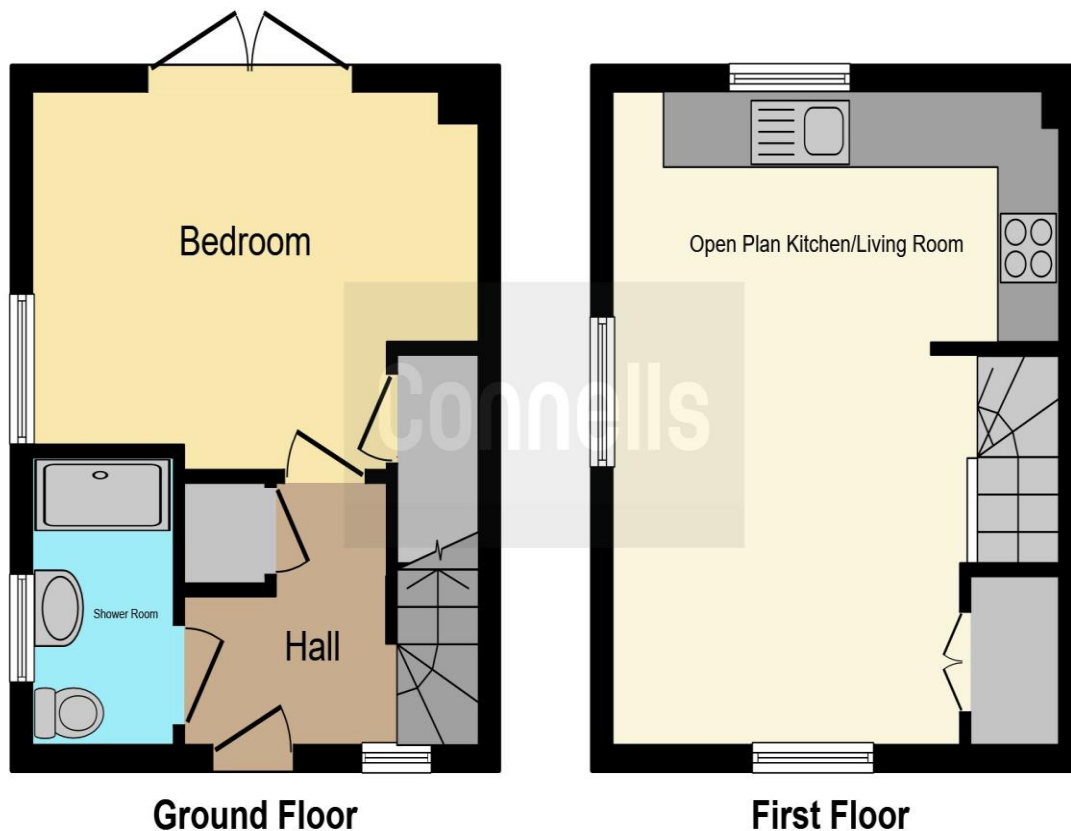
The kitchen has wall and base units, work surfaces housing the stainless steel sink drainer, integrated electric oven, gas hob, integrated microwave, plumbing for a washing machine, space for a fridge freezer and a loft access.

Outside

There is a driveway providing off road parking for two vehicles.

The rear garden has a patio area, artificial lawn, rear gate access and fenced and walled borders.





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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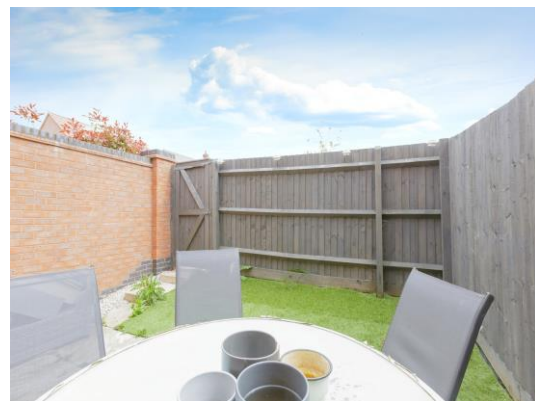
8-10 Leicester Road BLABY
 LEICESTER LE8 4GQ

Property Ref: BLA309555 - 0002

Tenure: Freehold

EPC Rating: B

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