

for sale

offers in excess of **£274,000**



Peters Avenue Newbold Verdon Leicester LE9 9PR

Two double bedroom DETACHED bungalow situated in sought after cul-de-sac position within a popular village location benefitting double glazing. The accommodation briefly comprising porch, hallway, kitchen, lounge, conservatory, shower room, two bedrooms, driveway and gardens. NO UPWARD CHAIN.



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Entrance Porch

4' 10" x 2' 5" (1.47m x 0.74m)
Having door to the side elevation.

Entrance Hallway

12' 10" x 4' 10" (3.91m x 1.47m)
Having carpet flooring, coving, central heating radiator and doors off to accommodation.

Lounge

16' x 10' 11" (4.88m x 3.33m)
Having carpet flooring, wall lights, fire with feature surround and two central heating radiators. UPVC double glazed window to the front elevation.

Kitchen / Dining Room

10' 10" x 10' 6" (3.30m x 3.20m)
Having a range of base units with working surface above, stainless steel sink and drainer, appliance recess points, tiled splashback surround, radiator, coving and lino flooring. UPVC double glazed window to the rear elevation overlooking the rear garden, UPVC double glazed door to rear giving access to the conservatory.

Conservatory

5' 4" x 6' 9" (1.63m x 2.06m)
UPVC double glazed conservatory with glazed windows to sides and rear and door to rear elevation leading into the rear garden.



Bedroom One

10' x 11' 1" (3.05m x 3.38m)

Having carpet flooring, central heating radiator, fitted wardrobe and UPVC double glazed window to the front elevation.

Bedroom Two

12' 5" x 10' 11" (3.78m x 3.33m)

Having carpet flooring, central heating radiator, fitted wardrobe and UPVC double glazed window to the rear elevation.

Shower Room

6' 4" x 7' 10" (1.93m x 2.39m)

Having obscure UPVC double glazed window to the side elevation, central heating radiator and suite comprising wash handbasin, low level WC and shower cubicle.

To The Outside

To the front of the property there is a block paved driveway providing hard standing for two vehicles, low brick wall to front boundary, hedging to side and an area laid with stones with small plants and shrubbery.

The rear garden is mainly laid to lawn with paved patio area and paved pathway leading around to the rear of the garden. Small plants and shrubbery borders and fencing and hedging to the boundary.





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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T 01455 230523
E hinckley@connells.co.uk

88 Castle Street
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Property Ref: HIN312167 - 0004

Tenure: Freehold

EPC Rating: D

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