



**Lady Hay Road, Leicester LE3 9QW**



***welcome to***

**Lady Hay Road, Leicester**

A five bedroom modernised detached offering two reception rooms, study room, kitchen, utility room, downstairs WC, conservatory five bedrooms, one with en-suite & two bathrooms. A further bedroom & bathroom are on the second floor. The property also has a double garage



### **Entrance Hall**

Door to the front, under stairs storage and radiator.

### **W C**

With WC, hand wash basin and radiator

### **Lounge**

16' 11" x 12' 2" ( 5.16m x 3.71m )

Double glazed window to the rear, double glazed window to the side, doors to the conservatory, gas fire and radiator.

### **Dining Room**

12' 11" x 8' 7" ( 3.94m x 2.62m )

Double glazed bay window to the front and radiator.

### **Study Room**

10' 1" x 8' 1" ( 3.07m x 2.46m )

Double glazed bay window to the front and radiator

### **Kitchen**

10' 11" x 12' 6" ( 3.33m x 3.81m )

Fitted kitchen comprising wall and base units with work surfaces over, sink drainer unit, integrated oven, hob, dishwasher, fridge and freezer. Doors to the conservatory and door to the utility room

### **Utility Room**

6' 10" x 6' 4" ( 2.08m x 1.93m )

Wall and base units with work surfaces over, sink drainer unit.

### **Conservatory**

17' 2" x 11' 9" ( 5.23m x 3.58m )

Access to the rear

### **First Floor Landing**

With stairs rising from the ground floor and radiator

### **Bedroom One**

17' 3" x 12' 3" ( 5.26m x 3.73m )

Double glazed windows to the rear and side, storage cupboard and two radiators,

### **En-Suite**

Shower cubicle, WC, hand wash basin and radiator

### **Bedroom Two**

10' 8" x 11' 6" ( 3.25m x 3.51m )

Double glazed window to the rear, storage cupboard and radiator

### **Bedroom Three**

13' 11" x 8' 4" ( 4.24m x 2.54m )

Double glazed window to the front, storage cupboard and radiator

### **Bedroom Four**

10' 10" x 8' 4" ( 3.30m x 2.54m )

Double glazed window to the front, storage cupboard and radiator

### **Bathroom**

Double glazed window to the front, bath, shower cubicle, WC, hand wash basin and radiator

### **Second Floor Landing**

With stairs rising from the first floor

### **Bedroom Five**

20' 7" x 12' 11" ( 6.27m x 3.94m )

Two skylight windows to the rear and two skylight windows to the front

### **Bathroom**

Skylight windows to the front, bath, WC, hand wash basin and towel radiator

### **Double Garage**

### **Front & Rear Of Property**

To the front of the property is a private driveway providing off road parking and access to the double garage. To the rear of the property is a landscaped garden with patio, lawn and decking areas.



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**welcome to**

## **Lady Hay Road, Leicester**

- Detached
- Five Bedrooms
- Two Reception Rooms & One Study Room
- Three Bathrooms
- Double Garage

Tenure: Freehold EPC Rating: C

**£635,000**

Awaiting Photograph

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Please note the marker reflects the  
postcode not the actual property



Property Ref:  
LHS118962 - 0005

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