



Upperton Road, Leicester LE3 0HB

welcome to

Upperton Road, Leicester

Discover this beautifully preserved Edwardian Palisaded Villa-style home, offering four bedrooms, three bathrooms and ample living space. Located near Narborough Road, this property retains many original features and has been recently upgraded with hardwood double-glazed windows.



Entrance Porch

Door to the front.

Entrance Hall

Door to the front, under stairs storage and radiator.

Lounge

16' 6" x 12' 5" (5.03m x 3.78m)

Bay window to the front, open fire place and radiator.

Dining Room

14' x 10' 5" (4.27m x 3.17m)

Double glazed patio doors to the rear, log burner and radiator.

Kitchen / Diner

24' 11" x 10' 3" (7.59m x 3.12m)

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, pantry, radiator, integrated dishwasher and space for appliances. Double glazed bay window to the side and double doors leading to the conservatory.

Conservatory

13' 7" x 10' 7" (4.14m x 3.23m)

With double glazed windows and access to the rear garden.

First Floor Landing

With stairs rising from the ground floor.

Bedroom One

16' 5" x 10' 1" (5.00m x 3.07m)

Double glazed bay window to the rear, fire place and radiator.

En-Suite

With shower cubicle, WC and hand wash basin.

Bedroom Two

14' x 12' (4.27m x 3.66m)

Double glazed window to the rear, built in wardrobe, fire place and radiator.

Bedroom Three

13' 11" x 18' 2" (4.24m x 5.54m)

Two windows to the front, built in wardrobe, fire place and radiator.

Family Bathroom

Double glazed window to the side, free standing bath with shower over, WC, hand wash basin and radiator.

Second Floor Landing

With stairs rising from the first floor.

Bedroom Four

13' 11" x 15' 2" (4.24m x 4.62m)

Double glazed window to the front, fitted wardrobe, fire place and radiator.

Shower Room

Double glazed window to the rear, shower cubicle, WC, hand wash basin and radiator.

Parking

The vendor has advised that a residents parking permit is available at a cost of £30 per year. Any prospective buyer is advised to clarify this information with their legal representative.

Front & Rear Of Property

To the front of the property is a small paved garden. To the rear of the property is a garden with a paved patio, decking area, summer house and shed.



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welcome to

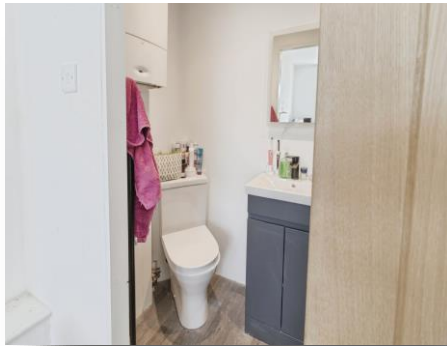
Upperton Road, Leicester

- Preserved Period Features
- Modern Kitchen/Dining Room
- Conservatory
- Edwardian Style
- Four Bedrooms

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers in the region of

£350,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LHS118771 - 0004

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