



**Barling Road, LEICESTER LE5 0AJ**



**welcome to**

## **Barling Road, LEICESTER**

A two bedroom semi-detached property with double glazing, central heating. The property comprises of a lounge/diner, fitted kitchen, two bedrooms and a family bathroom. Externally, the property boasts both front and rear gardens. There is a driveway and garage located to the rear of the property



### **Entrance Hall**

Door to the front.

### **Lounge / Diner**

17' 4" x 11' 9" ( 5.28m x 3.58m )

Double glazed patio doors leading to the rear garden, radiator.

### **Kitchen**

8' 3" x 8' ( 2.51m x 2.44m )

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrated oven and hob. Double glazed window to the front.

### **First Floor Landing**

With a spacious storage cupboard and stairs rising from the ground floor

### **Bedroom One**

11' 8" x 9' 11" ( 3.56m x 3.02m )

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

### **Bedroom Two**

11' 2" x 6' 2" ( 3.40m x 1.88m )

Double glazed window to the front, built in wardrobe and radiator.

### **Bathroom**

Double glazed window to the front, bath with shower over, WC, hand wash basin and heated towel radiator.

### **Loft**

The loft is insulated and boarded throughout the standing space. There is potential to convert this into an additional third floor bedroom with en-suite, subject to planning permission.

### **Garage**

There is a driveway and garage located to the rear of the property.

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

The property boasts both front and rear gardens, providing a lovely outdoor space to relax and enjoy.



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## **Barling Road, LEICESTER**

- Semi Detached
- Two Bedrooms
- Fitted kitchen
- Front & Rear Gardens
- Garage & ORP

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

**£270,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LHS119787 - 0004

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