









welcome to

Kirminton Gardens, Leicester

An immaculate three-bedroom home on Kirminton Gardens with planning permission for a single-story extension. Features include a spacious lounge, a generous kitchen and a family bathroom. Enjoy a larger-than-average front driveway and a well-maintained rear garden, perfect for family living













Entrance Hall

Door to the front.

Lounge

16' 11" x 13' 6" (5.16m x 4.11m) Window to the front, patio door to the rear and floating lights.

Kitchen Diner

14' 1" x 13' 9" (4.29m x 4.19m)

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrated oven and hob and space for further appliances. Window to the side and french doors to the rear.

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Window to the rear and WC

First Floor Landing

Window to the front.

Bedroom One

15' 1" x 10' 4" (4.60m x 3.15m) Window to the rear and radiator.

Bedroom Two

12' 5" x 10' 3" (3.78m x 3.12m) Window to the rear and radiator.

Bedroom Three

9' 3" x 7' 2" (2.82m x 2.18m) Two windows to the front and radiator.

Shower Room

Window to the side, large shower cubicle, WC, vanity hand wash basin and towel radiator.

Front & Rear Of Property

To the front of the property is a large driveway providing off road parking. To the rear of the property is a landscaped low maintenance private garden with a patio area, an artificial lawn, a brickbuilt shed for storage and a large timber outbuilding with power located at the end of the garden.





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Kirminton Gardens, Leicester

- Semi Detached
- Three Bedrooms
- Spacious Lounge
- Off Road Parking
- Planning Permission For Extension

Tenure: Freehold EPC Rating: D

Council Tax Band: A

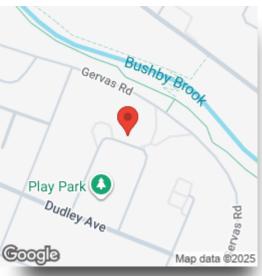
offers over

£330,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LHS120034



Property Ref: LHS120034 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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