



Kirminton Gardens, Leicester LE5 2EN

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 brick-built 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

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Property Ref:
LHS120034 - 0003

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