



**Kimberley Road, Leicester LE2 1LF**

**welcome to**

**Kimberley Road, Leicester**

A well-presented mid-terraced home on Kimberley Road, Leicester. Featuring two reception rooms, a kitchen, and a wet room on the ground floor, with three bedrooms on the first floor and a fourth bedroom on the second floor. Ideal for families and first-time buyers, close to local amenities





**Entrance Hall**

Door to the front.

**Cellar  
Lounge**

11' 4" x 11' 3" ( 3.45m x 3.43m )

Bay window to the front and radiator.

**Reception Room Two**

12' 4" x 11' 11" ( 3.76m x 3.63m )

Window to the rear, radiator and access to wet room.

**Wet Room**

Shower, WC and hand wash basin.

**Kitchen**

17' 8" x 8' 11" ( 5.38m x 2.72m )

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, radiator and space for appliances. Two windows to the side and door leading to the garden.

**First Floor Landing**

With stairs rising from the ground floor.

**Bedroom One**

16' 8" x 11' 2" ( 5.08m x 3.40m )

Two windows to the front and radiator.

**Bedroom Two**

13' 8" x 11' 2" ( 4.17m x 3.40m )

Window to the rear and radiator.

**Bedroom Three**

14' 11" x 10' 8" ( 4.55m x 3.25m )

Bay window to the rear and radiator.

**Bathroom**

Window to the side, bath with shower over, WC, hand wash basin and radiator.

**Second Floor Landing**

With stairs rising from the first floor.

**Bedroom Four**

15' 9" x 11' 3" ( 4.80m x 3.43m )

Window to the front and radiator.

**Rear Of Property**

To the rear of the property is an easy to maintain garden.



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## welcome to Kimberley Road, Leicester

- Two Reception Rooms
- Four Bedrooms
- Wet Room
- Convenient Location
- Rear Garden

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

offers in the region of  
**£325,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LHS120002 - 0005

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