



Bentinghouse Road, Leicester LE2 9BG

welcome to

Bentinghouse Road, Leicester

GUIDE PRICE £290,000 - £300,000. Immaculate house that we highly recommend viewing this great house to fully appreciate what a fantastic job the current owners have done to this superb family home. With the added bonus of having your very own man cave / office in the rear garden.



Entrance Hall

Being approached via a door from the front with stairs rising to the first floor, tiled flooring and radiator.

Lounge

13' 3" x 11' 4" (4.04m x 3.45m)

Featuring a fireplace with electric fire, laminate flooring, radiator and double glazed window.

Kitchen Diner

18' x 13' (5.49m x 3.96m)

Fitted with a range of wall and base units with work surfacing over, single drainer sink, oven, hob, extractor, radiator, tiled flooring and double glazed window.

Conservatory

14' 4" x 12' 9" (4.37m x 3.89m)

Having double glazed windows to three sides and double glazed patio doors to the rear garden.

Utility Room

8' 7" x 4' 4" (2.62m x 1.32m)

Fitted with work surfacing, plumbing for washing machine & dishwasher, tiled walls and window.

First Floor Landing

Having access to loft which is boarded and insulated with a skylight.

Bedroom One

9' 4" x 16' 4" (2.84m x 4.98m)

There is a radiator and double glazed window.

Bedroom Two

9' 2" x 10' 11" (2.79m x 3.33m)

There are built-in wardrobes, radiator and double glazed window.

Bedroom Three

6' 11" x 7' 11" (2.11m x 2.41m)

Having fitted wardrobes, radiator and double glazed window.

Bathroom

Fitted with a suite comprising of a bath, wash hand basin, WC, tiled walls, radiator and double glazed window.

Outside Front

To the front of the property there is a driveway providing off road parking.

Rear Garden

The low maintenance rear garden has a patio area, artificial lawn, pergola and log cabin, which is 7'4" x 12' 7" with power, lighting and insulation.



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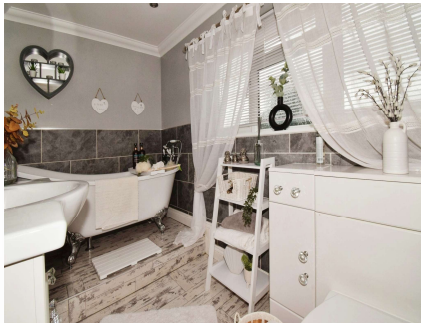
Bentinghouse Road, Leicester

- Entrance Hall
- Lounge & Kitchen Diner
- Conservatory
- Three Bedrooms & Bathroom
- Driveway, Rear Garden with Outhouse

Tenure: Freehold EPC Rating: C

guide price

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAD107934 - 0003

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