



FOR SALE
Aston & Co
0153 463872

80 Ocean Road
, Leicester, LE5 2ES
£450,000



Available to the market with no upward chain, we are delighted to offer to the market this extended four bedroom semi-detached home, benefitting of a full refurbishment throughout. The property has undergone a full renovation comprising of; a, loft conversion, an 8 meter single story extension to allow impressive open plan living space, en-suites to two of the four bedrooms in addition to a new roof, new double glazing, brand new central heating system, brand new electrics, landscaped gardens and much more.

The layout comprises of; entrance hallway with a w/c under stairs, a large lounge facing the front aspect, and an open plan kitchen and living space. To the first floor there are three double bedrooms with one having an en-suite and a three piece main bathroom. To the second floor is a large double bedroom, with windows facing the front and rear of the property and an en-suite

To the rear of the property is a good size rear garden, having a patio area and steps up to the lawn There is access via the back sliding doors and side gate on the right hand side.

- Four Bedroom Semi Detached
- Ground Floor W/C, Main Bathroom & 2 En-suites
- Benefitting From a High Specification Refurbishment
- 8 Metres Single Story Extension With Sliding Doors
- Loft Conversion
- Good Size Enclosed Rear Garden
- Popular Location
- Council Tax Band A
- EPC Rating TBC



Lounge

11'9 x 24'4 (3.58m x 7.42m)

Open Plan Kitchen

25'5 x 18'2 (7.75m x 5.54m)

Bedroom First Floor Front

11'9 x 11'3 (3.58m x 3.43m)

En-Suite First Floor Bedroom Front

8'4 x 4'9 (2.54m x 1.45m)

Bedroom First Floor Rear

11'9 x 12'8 (3.58m x 3.86m)

Bedroom First Floor Rear

6'05 x 9'05 (1.96m x 2.87m)

Bedroom Second Floor

15'2 x 24'6 (4.62m x 7.47m)

En-Suite Second Floor Bedroom

5'7 x 6'6 (1.70m x 1.98m)

Main Bathroom

7 x 5'5 (2.13m x 1.65m)



Floor Plan



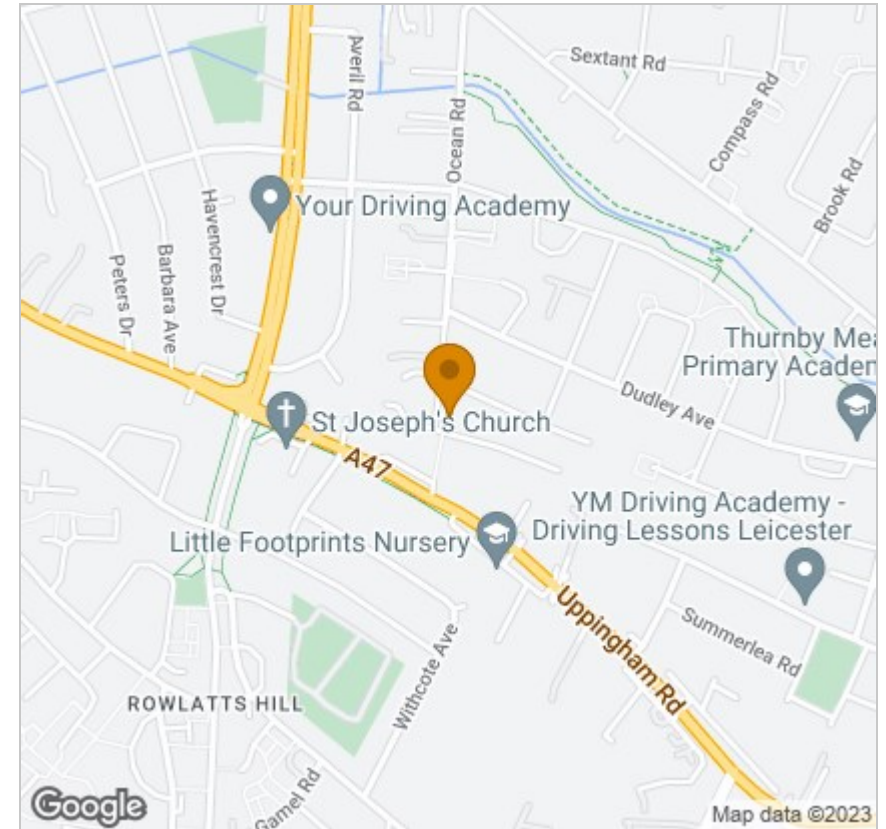
Viewing

Please contact our Wigston Sales Office on 0116 2581955 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	