



82 Ocean Road  
, Leicester, LE5 2ES  
£600,000



Available to the market with no upward chain, we are delighted to offer to the market this extended six double bedroome semi-detached home, benefitting of a full refurbishment throughout. The property has undergone a full renovation comprising of; a two story side extension, loft conversion, an 8 meter single story extension to allow impressive open plan living space, en-suites to each bedroom 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, open plan kitchen and living space, downstairs double bedroom with an en-suite. To the first floor there are three double bedrooms with three en suites and to the second floor are two double bedrooms with two en suites.

To the rear of the property is a larger than average rear garden, having a patio area and steps up to the lawn and gravel area. There is potential to add a garage or an outbuilding space subject to the necessary planning consent. There is access via the back sliding doors and side gate on the right hand side.

- Six Bedroom Semi Detached
- Six En-Suites
- Benefitting From a High Specification Refurbishment
- 8 Metres Single Story Extension With Sliding Doors
- Large Enclosed Rear Garden
- Popular Location
- Potential For An Outbuilding Or Garage, STPP
- Council Tax Band A
- EPC Rating TBC



## Lounge

24'83 x 11'81 (7.32m x 3.35m)

## Open Plan Kitchen

31'48 x 25'4 (9.45m x 7.72m)

## Bedroom Ground Floor

25'6 x 12'42 (7.77m x 3.66m)

## En-Suite Ground Floor

6'2 x 8'77 (1.88m x 2.44m)

## Bedroom First Floor Rear

11'6 x 10'31 (3.51m x 3.05m)

## En-Suite Bedroom First Floor Rear

6 x 6 (1.83m x 1.83m )

## Bedroom Front Middle

11'6 x 10'3 (3.51m x 3.12m)

## En-Suite Bedroom Front Middle

8'3 x 5'3 (2.51m x 1.60m)

## Bedroom Front Right

12'3 x 16'4 (3.73m x 4.98m)

## En-Suite Bedroom Front Right

4'4 x 12'2 (1.32m x 3.71m)

## Bedroom Second Floor Rear

14'4 x 15'1 (4.37m x 4.60m)

## Bedroom Second Floor Rear En-Suite

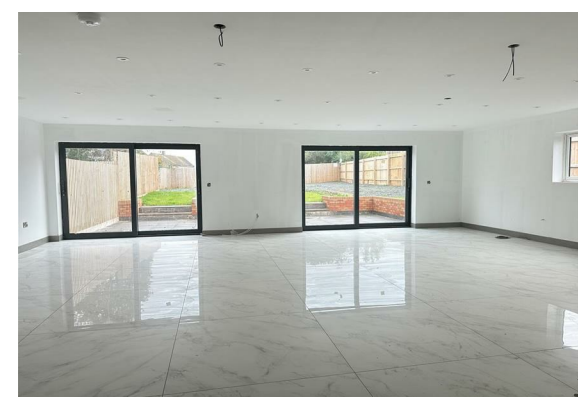
5'7 x 8'8 (1.70m x 2.64m)

## Bedroom Second Floor Front

12'2 x 15'7 (3.71m x 4.75m)

## Bedroom Second Floor Front En-Suite

12'1 x 5'16 (3.68m x 1.52m)



## Floor Plan



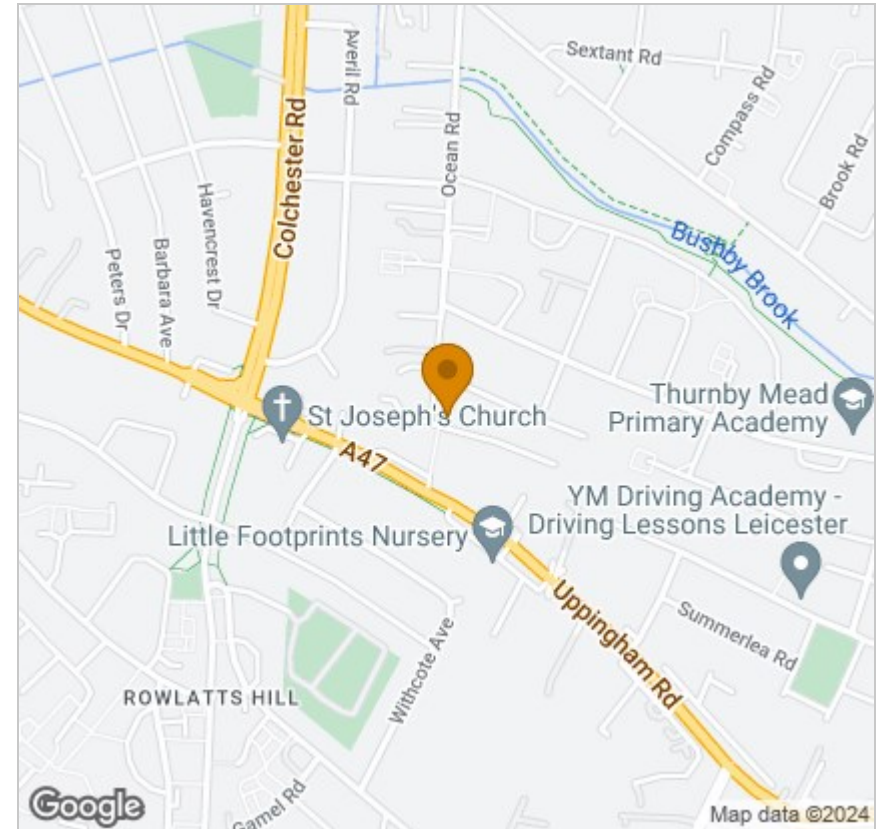
## Viewing

Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

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