



Verdale Avenue, Leicester, LE4 9TH

£350,000

A Substantially extended and versatile three bedroom family home positioned on a large landscaped plot providing high degrees of privacy. The extended ground floor accommodation provides a 21' family living area with additional garden room that allows a variety of uses that could include a 4th bedroom with en suite and kitchen facilities separate from the original ground floor rooms. The remainder of the ground floor includes a bay fronted living room, dining room, re fitted kitchen area and entrance hall. To the first floor there are three well proportioned bedrooms and a luxury re fitted bathroom with separate shower enclosure and stand alone bath. Outside the rear gardens are landscaped and provide high degrees of privacy.



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ENTRANCE HALL

Stairs to first floor, tiled flooring

LIVING ROOM 14'9" x 12'1" (4.5 x 3.7)

Double glazed bay window to front aspect, carpet flooring

DINING ROOM 11'1" x 9'10" (3.4 x 3.0)

Double glazed doors to rear gardens, carpet flooring

KITCHEN 9'10" x 9'2" (3.0 x 2.8)

Double glazed window to rear, open plan to family area, tiled flooring, a range of floor and wall units with work surfaces over, tiled flooring, integrated appliances

FAMILY ROOM 21'11" x 6'10" (6.7 x 2.1)

Matching wall and base units with work surfaces over, tiled flooring, ceiling spot lighting, open plan to garden room, doors to shower room

GARDEN ROOM 17'8" x 9'10" (5.4 x 3.0)

Double glazed doors and window to rear gardens, ceiling spot lighting, laminate flooring

SHOWER ROOM

Shower enclosure, low level wc, wash hand basin, heated towel rail

FIRST FLOOR LANDING

Loft access, carpet flooring

BEDROOM 11'5" x 10'2" (3.5 x 3.1)

Double glazed window, carpet flooring

BEDROOM 12'1" x 8'10" (3.7 x 2.7)

Double glazed window, carpet flooring

BEDROOM 8'2" x 6'10" (2.5 x 2.1)

Double glazed window, carpet flooring

BATHROOM

Re fitted bathroom with matching white suite, shower enclosure, free standing bath, low level wc, wash hand basin, tiled surrounds, frosted double glazed window

GARDEN GYM / OFFICE 25'7" x 9'2" (7.8 x 2.8)

Timber framed garden room with power and light, outside lighting, laminate flooring, currently in use as a gym

REAR GARDENS

Extensive lawned area, raised decked seating area, fully enclosed by panel fencing, high degrees of privacy

PARKING

Parking for two to three vehicles to front of property





