

# FOR SALE



**Abbey**  
Lettings & Sales



## Larchmont Road

Leicester, LE4 0BW

**Offers in excess of £280,000**



Welcome to this stunning 5-bedroom property located on Larchmont Road in the vibrant city of Leicester. This spacious house boasts not just one, but 3 bathrooms, ensuring convenience and comfort for all residents.

As you step inside, you'll be greeted by a welcoming reception room, perfect for entertaining guests or simply relaxing with your loved ones. The property features five generously sized bedrooms, offering ample space for a growing family or those in need of a home office or hobby room.

With two bathrooms and ensuite off bedroom 1, morning routines will be a breeze, and there will be no more queuing for the shower! The inclusion of a garage provides secure parking for your vehicle or additional storage space for your belongings. Located in a desirable area, this property is ideal for those seeking a peaceful retreat while still being close to all the amenities Leicester has to offer.



### Entrance Hall

Front door, ceiling light point, radiator, engineered wood flooring, storage cupboard, stairs leading to 1st floor and doors leading to lounge/diner, breakfast/kitchen and downstairs WC.

### Lounge/Diner 15'6" x 12'4" (4.732 x 3.768)

Two ceiling light points, double glazed window, two radiators, carpeted flooring and French doors leading to rear garden.

### Breakfast/Kitchen 12'9" x 8'9" (3.909 x 2.683)

Ceiling spot light points, double glazed window, radiator, fully fitted kitchen offering base and wall cupboards, rolled edge worktop with sink and drainer with hot and cold mixer tap, integrated double electric oven, fridge/freezer, washing machine, plumbing for dishwasher, gas hob with extractor fan over and tiled flooring.

### Downstairs WC 7'5" x 2'11" (2.270 x 0.906)

Ceiling light point, double glazed window, radiator, engineered wood flooring, a 2 piece suite offering a wash hand basin and low level flush toilet.

### Stairs & 1st Floor Landing

Ceiling light point, radiator, carpeted flooring, double glazed window, stairs leading to 2nd floor and doors leading to bedroom 1, 2 and bathroom.

### Bedroom 1 14'3" x 13'6" (4.349 x 4.134)

Ceiling light point, radiator, double glazed window, carpeted flooring, built in wardrobes and door leading to ensuite.

### Ensuite Shower 7'1" x 6'2" (2.182 x 1.885)

Ceiling spot light points, radiator, double glazed window, tiled flooring, extractor fan, a 3 piece shower suite comprising of a shower cubical with thermostatic shower over, sink and a low level flush toilet.

### Bedroom 2 9'7" x 8'10" (2.932 x 2.704)

Ceiling light point, radiator, double glazed window and carpeted flooring.

### Bathroom (First Floor) 7'10" x 6'3" (2.392 x 1.926)

Ceiling spot light points, radiator, carpeted flooring, extractor fan, a 3 piece shower suite comprising of a bath with shower over off taps, sink and a low level flush toilet.

### Stairs and 2nd Floor Landing

Ceiling light point, loft hatch, carpeted flooring, airing cupboard and doors leading to bedroom 3, 4, 5 and bathroom.

### Bedroom 3 13'6" x 8'9" (4.139 x 2.692)

Ceiling light point, radiator, two double glazed windows, carpeted flooring and built in wardrobes.

### Bedroom 4 12'5" x 7'9" (3.809 x 2.375)

Ceiling light point, radiator, double glazed window and carpeted flooring.

### Bedroom 5 11'8" x 7'6" (3.558 x 2.299)

Ceiling light point, radiator, double glazed window and carpeted flooring.

### Bathroom (Second Floor) 7'9" x 6'3" (2.365 x 1.927)

Ceiling spot light points, radiator, carpeted flooring, extractor fan, a 3 piece bathroom suite comprising of a bath with shower over off taps, sink and a low level flush toilet.

### Externally

#### To The Front of The Property

There is mature shrubbery borders and path leading to front door.

#### Single Garage

Up and over door with tandem style parking in front for two cars.

#### To The Back of The Property

There is an enclosed garden with patio and lawn area with a side gate leading to parking space.

### Additional Information

Council Tax Band: D

**How To Make An Offer** - Please email with any offers along with proof of funds and mortgage in principle. Please include a photo ID and a recent utility bill with your current address this will then be submitted to the vendor.

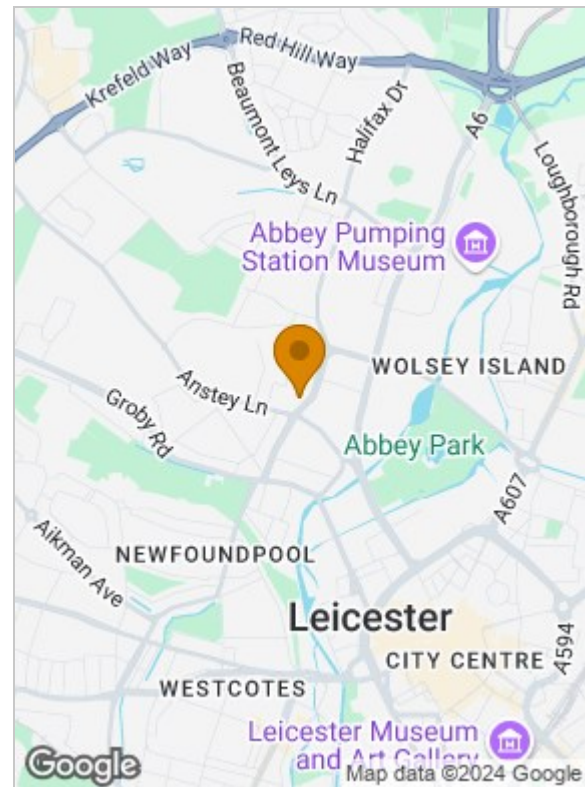
**Money Laundering** - In line with current money laundering regulations, prospective buyers will be asked to provide us with a photo I.D. (e.g. Passport, driving license, bus pass, etc) and proof of address (e.g. Current utility bill, bank statement, etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

**Agents Note** - 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. Details are given without any responsibility, and any intending purchasers, lessees, or third parties should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements, floor plans, and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Abbey Lettings & Sales. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to the exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright in all advertising material used to market this Property.

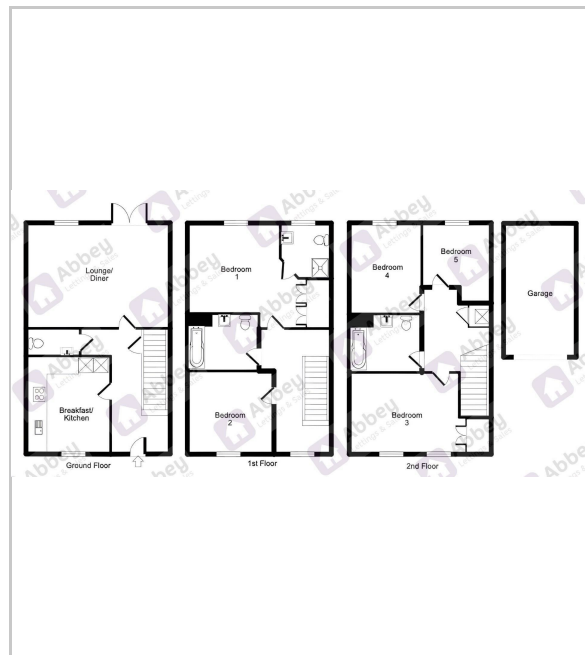
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**Free Property Valuations!** - If you have a house to sell then we would love to provide you with a free no-obligation valuation.

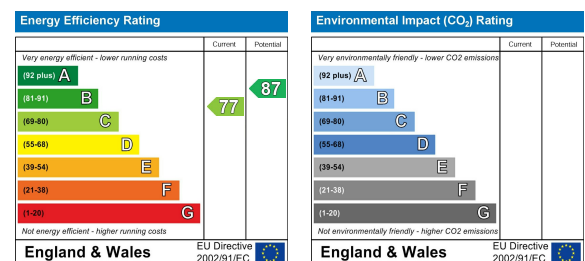
## Area Map



## Floor Plans



## Energy Efficiency Graph



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