



Sinclair

5 Keyham Close, Leicester, Leicestershire, LE5 1FW

01509 812777 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)

Offers In Excess Of  
£230,000

## Property at a glance

- Bay Fronted Residence
- Redecorated Throughout
- No Upward Chain
- Council Tax Band\*: B
- Two Reception Rooms
- New Floor Coverings
- Close to Humberston Academies
- Price: £230,000

## Overview

With immediate access to Humberston infant and junior academies and nearby convenience stores this three bedroom property has been redecorated including new carpeting throughout and is offered with no upward chain. The property comprises living room, separate dining room, fitted kitchen: on the first floor there are three bedrooms (third bedroom accessing the shower room or could alternatively make an ideal study room). Outside there is a slabbed frontage and a generously proportioned and mature garden to rear.

## Location\*\*

Leicester City lies on the River Soar and sits on the fringe of the National Forest. It is located at the intersection of the north/south Midland Main Line and east/west Birmingham/Leicester/Cambridge CrossCountry railway lines and at the confluence of the M1 / M69 motorways and the A46 / A6 trunk routes. The city and metropolitan area is culturally diverse and a major centre of learning. The University of Leicester is famous for the quality of its teaching and research while De Montfort University is very well regarded in many of its specialist fields. The city region also hosts many other notable institutions of higher and further education. East Midlands Airport – 18.8miles, Birmingham Airport – 37miles, Railway Station – Leicester Railway Station, Nearest motorway access – M1(J21) 4miles.



\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



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## Detailed Accommodation

### DETAILED ACCOMMODATION

uPVC double glazed entrance door through to the living room.

#### Living Room

10'11 x 10'3 (3.33m x 3.12m)

(not including bay window to front of chimney breast)

uPVC double glazed walk in bay window, radiator, built in meter cupboard and inset gas fed fire to the chimney breast with over mantel, there is a door accessing an inner lobby.

#### Inner Lobby

Access to an under stair storage cupboard and open access to the dining room.

#### Dining Room

11'6 x 11'5 9 (side of chimney breast) (3.51m x 3.48m 2.74m (side of chimney breast))

uPVC double glazed French patio doors accessing the garden, radiator and open feature period style fire place with inset great wooden sides and over mantel, door accessing the fitted kitchen and stairs to the first floor.

#### Fitted Kitchen

16'9 x 6'4 (5.11m x 1.93m)

Single drainer stainless steel sink unit with cupboards under, fitted units to the wall and base, roll edge work surface and tiled surround, a gas hob with oven under and extractor fan over, plumbing for washing machine, under counter space for kitchen appliances, three uPVC double glazed windows and uPVC double glazed French doors overlooking and accessing the garden.

#### First Floor

On the first floor the landing gives way to three bedrooms (with modern shower room accessed from bedroom three), radiator and a loft access hatch.

#### Bedroom One

11'1 x 10'1 (to front of wardrobe) (3.38m x 3.07m (to front of wardrobe))

uPVC double glazed window, radiator and fitted wardrobe/cupboards.

#### Bedroom Two

11'6 x 9'10 (side of chimney breast) (3.51m x 3.00m (side of chimney breast))

uPVC double glazed window overlooking the garden, radiator and a built in wardrobe/cupboard.

#### Bedroom Three

8'8 x 6'7 (not inc airing cupboard) (2.64m x 2.01m (not inc airing cupboard))

uPVC double glazed window, radiator and a built in airing cupboard housing the combination gas fed boiler, door accessing the shower room.

Bedroom three could be utilised as a separate home office space.

#### Shower Room

The shower room is fitted with a white three piece suite comprising walk-in shower cubicle with thermostatic shower, low flush WC and a vanity unit surmounted by a wash hand basin with cupboards under, radiator, tile splash backs, uPVC double glazed opaque glass window.

#### Outside

To the front of the property there is a slabbed frontage, to the rear of the property there is a generously proportioned garden with slabbed patio area to the rear of the kitchen, steps leading to the garden laid to lawn with slabbed pathway. There is a variety of mature plants, shrubs and trees, towards to rear of the plot there is a timber built shed and a further patio area.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

## Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

## Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

\* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

\*\* All distances have been taken from Google maps and must be taken as approximate.

## Photographs

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15 High Street, Sileby, Leicestershire, LE12 7RX  
Tel: 01509 812777  
Email: [sileby@sinclairestateagents.co.uk](mailto:sileby@sinclairestateagents.co.uk)