

The Sinclair logo is a dark blue rectangle with the word "Sinclair" in white, sans-serif font.

25 Cheltenham Road, Leicester, Leicestershire, LE4 0LD

£289,950

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Property at a glance

- No Upward Chain
- Three Bedroom
- Driveway & Garage
- Council Tax Band*: B
- Price: £289,950

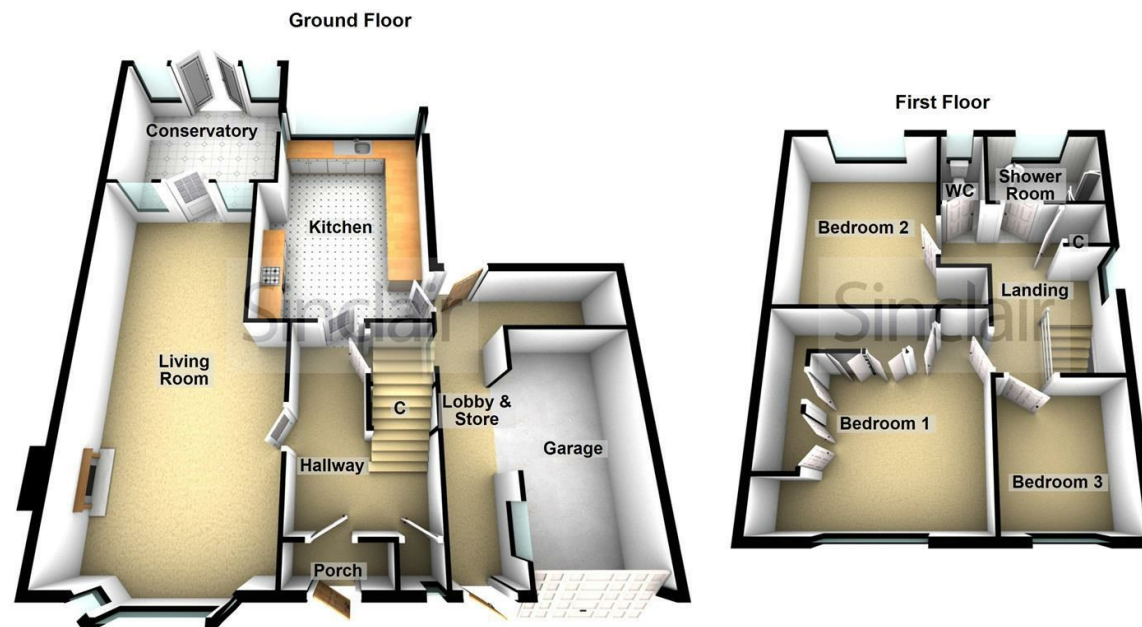
Overview

This THREE BEDROOM SEMI DETACHED property comes to the market OFFERED WITH NO UPWARD CHAIN. The accommodation comprises reception hall, living room, conservatory and fitted kitchen to the ground floor. Stairs rising to the first floor give way to three bedrooms, shower room and separate wc. Outside enjoys a rear garden, driveway and garage.

Location**



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



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Detailed Accommodation

DETAILED ACCOMMODATION

uPVC double glazed entrance door through to the entrance porch, an entrance door through to the reception hall.

Reception Hall

Has a cloaks cupboard, uPVC double glazed opaque glass window, stairs accessing the first floor, radiator, door accessing the open plan lounge diner and fitted kitchen, an under stair storage cupboard and pantry store.

Living Room

25'4 x 11'4 max (10' min) (7.72m x 3.45m max (3.05m min))

An open plan living room with lounge and dining areas, uPVC double glazed bay window, two radiators and door and adjacent windows accessing the conservatory.

Conservatory

10'7 x 8'10 (3.23m x 2.69m)

There is a brick built base, uPVC double glazed construction, doors and windows overlooking and accessing the garden.

Fitted Kitchen

13'1 x 8'5 (3.99m x 2.57m)

Single drainer stainless steel sink unit set to a uPVC double glazed bay window overlooking the garden, fitted units to the wall and base, roll edge work surface, gas hob with oven under and extractor fan over, plumbing for washing machine, space for a tall standing fridge freezer. There is a uPVC double glazed door accessing a cupboard lean to which in turn accesses a useful store room and garage.

Garage

16' x 7'7 (4.88m x 2.31m)

There is an up and over door. From the cupboard lobby there is access to the front and rear.

First Floor

On the first floor a landing gives way to three bedrooms, a shower room and separate WC, an airing cupboard housing the Worcester gas fed boiler.

Bedroom One

12'6 x 11'4 (inc wardrobe/cupboards) (3.81m x 3.45m (inc wardrobe/cupboards))

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

Bedroom Two

12' x 10'1 (3.66m x 3.07m)

uPVC double glazed window overlooking the garden, radiator.

Bedroom Three

7'6 x 7'3 (2.29m x 2.21m)

uPVC double glazed window, radiator.

Shower Room

Has a walk in shower cubicle, pedestal wash hand basin, heated chrome towel rail.

Separate WC

Fitted with a white low flush WC, uPVC double glazed opaque glass window.

Outside

To the front of the property there is a block paved driveway providing off road parking and access to the garage. To the rear there is a generously proportioned and mature garden which forms a particular feature of sale. The garden is laid mainly to lawn with slabbed pathways and patio areas, there is mature trees, timber screen fencing to the boundaries, two timber built sheds and a further hidden garden area to the rear of the plot.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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

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