



- NO ONWARD CHAIN
- 4 bedroom terraced house
- 2 Reception Rooms
- Kitchen with integrated cooking facilities / Diner
- Master bedroom with en-suite
- Family Bathroom with additional downstairs WC
- Neutral décor and flooring throughout
- Gas central heating & Double glazed
- Secure gated rear garden
- Excellent local amenities and transport links

SAB Properties are pleased to market this well presented 4 bedroom terraced house, located just off East Park Road in the North Evington area.

The property boasts 2 reception rooms, large kitchen/diner, utility room and WC to the ground floor. To the first floor there are 2 double bedrooms, the master with en-suite shower room, 2 single bedrooms and family bathroom

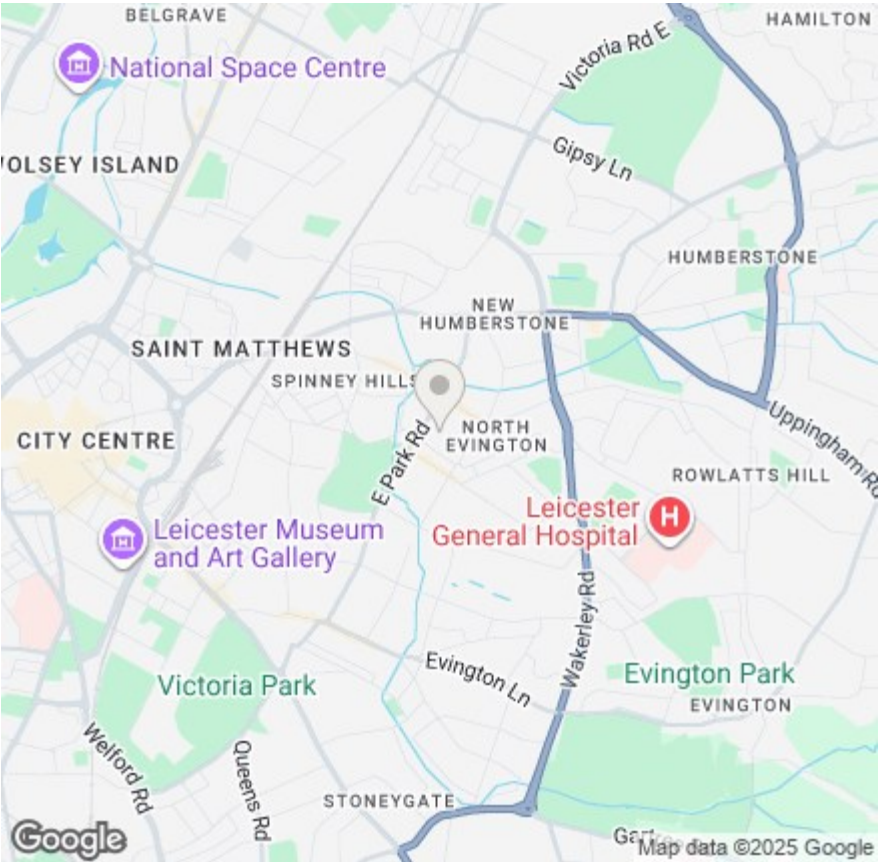
Gas central heating and combi boiler, UPVC windows and doors.

To the outside there is ample on road parking and secure enclosed rear garden with established lawn, flower beds and shrubs.

The property is within walking distance to local amenities, including stores on East Park Road and Spinney Hill Park. Local schools, places of worship and nearby areas including Evington and Highfields

Lancaster Street, Leicester

Offers in the region of £350,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	86
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Description

This fabulous property is abundant with character. You are welcomed in to the property via a UPVC door in to a small porch creating a convenient meeting place for visitors, there is a downstairs WC off the hallway and the staircase is ahead of you.

To the left is the front reception room, leading in to the kitchen/diner, to the right is the second reception room again leading in to the kitchen. The hallway also takes you in to the rear reception room.

The kitchen is equipped with a selection of base and wall units, integrated cooking facilities

French doors leading to the secure enclosed rear garden off the 2nd reception room.

To the first floor, there are 2 double bedrooms, the master with an e-suite shower room, 2 single bedrooms and family bathroom.

Entrance Hallway

12'0" x 8'4" (3.67m x 2.55m)

UPVC door leading in to porch then in to hallway with stairs leading to first floor. Neutral décor and flooring. Doors leading in to front reception room and WC.

WC/Cloakroom

4'1" x 4'3" (1.25m x 1.32m)

Located to the front, with low level WC, wash basin and stainless taps. Wall mounted radiator and complimentary ceramic tiling to walls and floor. UPVC window and venetian blind.

Reception Room – Front

17'5" x 7'10" (5.32m x 2.39m)

This spacious room has neutral décor and carpet, UPVC double-glazed window and venetian blind, allowing ample natural light, wall mounted radiators, TV & telephone points and ample plug sockets. Ceiling mounted spot lights. Double doors leading in to kitchen / diner.

Kitchen

24'11" x 8'8" (7.60m x 2.65m)

Accessed through the first and second reception rooms. With a good selection of wall and base units and roll edged worktop with ample plug sockets. Copper effect sink and mixer tap. Integrated split level electric ovens, 5-burner gas hob with overhead extractor hood, washing machine and fridge/freezer. Neutral décor and flooring. UPVC double glazed window and door leading to rear garden.

Reception Room – Rear

20'2" x 6'6" (6.15m x 2.00m)

This spacious room has neutral décor and flooring, wall mounted radiators, TV & telephone points and ample plug sockets. UPVC double-glazed French doors leading to the rear garden, allowing ample natural light

Stairs and First Floor Landing

Leading off hallway are the stairs to first floor landing, with doors leading in to bedrooms and bathroom. Neutral décor and carpet

Bedroom 1 – Master

12'8" x 8'4" (3.87m x 2.56m)

The master bedroom is overlooking the rear elevation and has neutral décor and carpet, fitted wardrobe along entire wall. UPVC window with modern blinds, wall mounted radiator and ample plug sockets. This room will easily accommodate a double bed and a selection of bedroom furniture.

En-Suite Shower Room

7'1" x 4'11" (2.17m x 1.52m)

Leading off master bedroom and comprising of low level WC, wash basin and shower enclosure. Wall mounted radiator, neutral décor and flooring with complimentary ceramic tiling to walls.

Bedroom 2

15'10" x 8'6" (4.85m x 2.61m)

Located to the rear elevation, this spacious room will easily accommodate a double bed and a selection of bedroom furniture. There is a fitted sliding wardrobe, wall mounted radiator and UPVC double glazed window with modern blind.

Bedroom 3

9'0" x 8'6" (2.76m x 2.60m)

Located to the front elevation, this room will accommodate a single bed and a selection of bedroom furniture. Neutral décor and carpet, wall mounted radiator and UPVC window with modern blind.

Bedroom 4

9'9" x 8'3" (2.98m x 2.52m)

Located to the front elevation, this room will accommodate a single bed and a selection of bedroom furniture. Neutral décor and carpet, wall mounted radiator and UPVC window with modern blind.

Family Bathroom

6'8" x 8'5" (2.05m x 2.58m)

Suite comprising of bath, with electric shower over and glass shower screen. Stainless taps, low level WC and pedestal wash basin. Complimentary tiling to walls. Neutral décor and flooring. Wall mounted radiator, extractor fan and UPVC double glazed window with blind.

Outside

To the front is a slabbed pathway leading to front door and pathway to the side elevation leading to the gate for rear garden access.

To the rear is an enclosed garden with fence panels, slabbed patio and pathway, lawn and established flower beds to side of lawn.

Additional Information

Tenure - Freehold
Council Tax - Leicester City Council Band C
EPC Rating = C
Vacant possession

Viewings

Viewings are strictly by appointment via SAB Properties, please call today and arrange a viewing to avoid disappointment.