



121 Averil Road
, Leicester, LE5 2DE
£295,000



Conveniently situated between the ever popular Scraftoft Lane and Uppingham Road is this well presented, three bedroom semi detached house making an ideal family home. Inside, the property briefly comprises; entrance hall, wc, lounge, dining area, kitchen and conservatory to the ground floor. To the first floor are three bedrooms, bathroom and a wc. The property also benefits from CCTV, gas central heating, uPVC double glazing, off road parking and a spacious rear garden. Viewing Is Highly Recommended & Strictly By Appointment Only.

- Well Presented
- Three Bedroom
- Semi Detached House
- Lounge, Dining Area, Kitchen & Conservatory
- Downstairs WC
- Off Road Parking & Rear Garden
- Council Tax Band B / Freehold
- EPC Rating C



Location

The property is located within easy reach of the local amenities on Scraptoft Lane and Uppingham Road, The property offers easy access to the A47, inner and outer ring roads and the M1 & M69 motor way network. There is also a regular bus service from Scraptoft Lane to the City Centre.

The Property

The property is entered via a uPVC double glazed door leading into.

Entrance Hall

With uPVC double glazed window to the front aspect, stairs leading to the first floor and provides access to the following.

WC

5'4" x 2'16"6" (1.65 x .66)

Fitted with a wall hung corner basin, wc and obscure uPVC double glazed window to the side aspect.

Lounge

15'5" x 10'4" (4.70 x 3.16)

(into bay) Spacious lounge with uPVC double glazed bay window to the front aspect, electric fire with feature surround and leads into the dining area.

Dining Area

11'5" x 8'6" (3.48 x 2.60)

(maximum measurements) Housing the family dining table and provides access into the kitchen and conservatory.

Kitchen

11'5" x 7'4" (3.48 x 2.26)

Fitted with a range of floor and wall mounted units with roll top work surface and tiled splashbacks. The kitchen also benefits from a gas hob, oven and extractor fan, plumbing for a washing machine, stainless steel sink & drainer unit, uPVC double glazed window to the side aspect and provides access into the conservatory and dining area.

Conservatory

8'11" x 14'2" (2.72 x 4.34)

With glass roof, power, light, uPVC double glazed windows to the side and rear aspect and uPVC double glazed french doors leading out onto the rear garden.

The First Floor Landing

With uPVC double glazed window to the side aspect, loft access, airing cupboard and provides access to the following.

Bedroom One

15'0" x 10'4" (4.59 x 3.16)

(into bay) Double bedroom with uPVC double glazed bay window to the front aspect.

Bedroom Two

11'4" x 8'11" (3.47 x 2.73)

Double bedroom with fitted robes and draws along with a uPVC double glazed window to the rear aspect.

Bedroom Three

8'4" x 6'11" (2.55 x 2.13)

(maximum measurements) With uPVC double glazed window to the rear aspect.

Bathroom

5'3" x 5'4" (1.61 x 1.65)

Fitted with a bath with shower over, wall hung basin, extractor fan, heated towel rail and obscure uPVC double glazed window to the front aspect.

WC

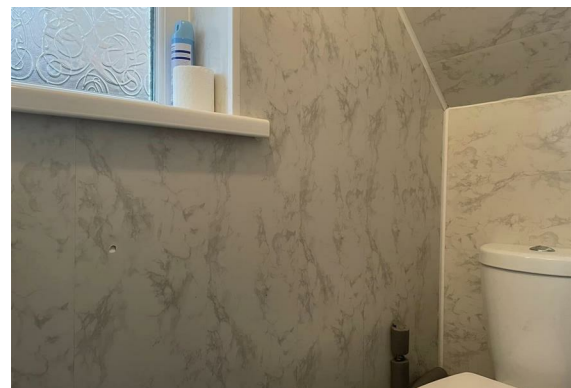
2'19"9" x 4'0" (.67 x 1.22)

Fitted with a low level wc, wall hung basin and an obscure uPVC double glazed window to the side aspect.

Outside

To the front of the property is a paved driveway providing car standing for two vehicles.

To the rear is a good size garden with paved patio, paved path leading to the garden shed, planted borders and fenced boundaries with the remainder laid to lawn.



Floor Plan



Viewing

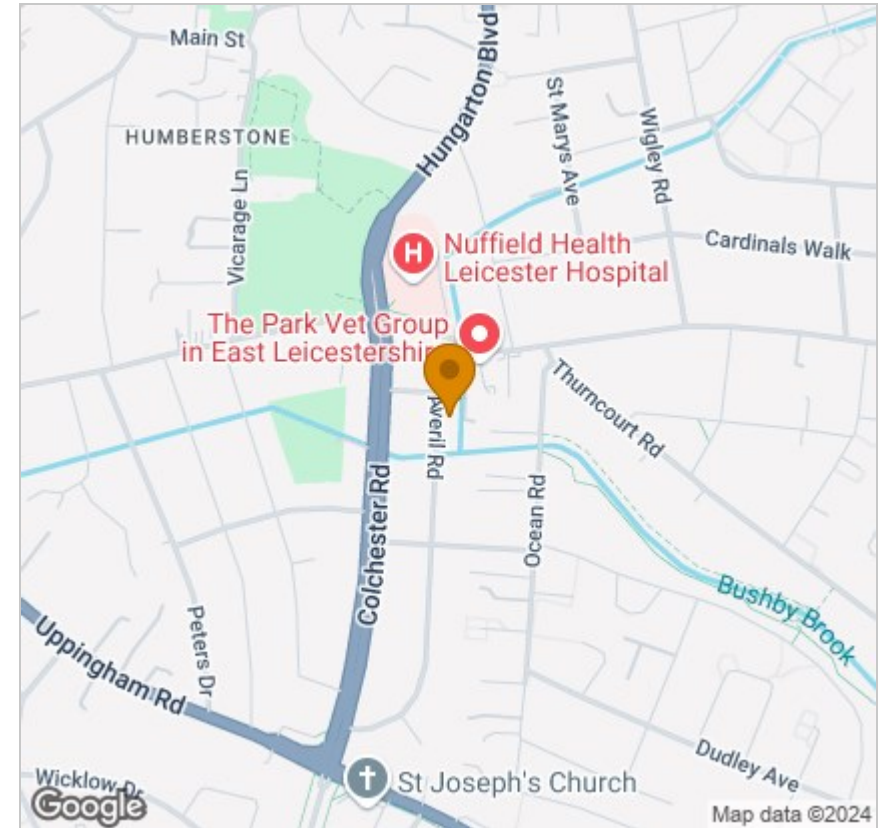
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

