



45 Roberts Road
, Leicester, LE4 5HG
£325,000

Set in the heart of Belgrave this well presented terraced home is a must view for potential buyers. The property offers a flexible living space comprising, a spacious lounge-dinner, kitchen, shower room and office/potential bedroom to the ground floor. To the first floor are two bedrooms, a shower room, storage area and a staircase leading to a loft room and further shower room. The property also benefits from upvc double glazing and gas central heating. Viewing is strictly by appointment only.

- Well Presented, Extended Terraced Home
- Popular Location, Walking Distance Of Leicester's Golden Mile
- Spacious Lounge Diner, Extended Kitchen, Study/Potential Bedroom
- Two Good Size Bedrooms & Loft Room
- Three Shower Rooms
- Gas Central Heating, Upvc Double Glazing
- Viewing Essential
- EPC Rating D, Freehold, Council Tax Band A



The Property

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

Lounge-Diner

27'5" x 10'9" (8.38 x 3.28)

With windows to the front and rear, laminate wood flooring, stairs to the first floor and provides access to the following.

Kitchen

13'2" x 7'1" (4.03 x 2.16)

Fitted with a range of floor and wall mounted units with roll top work surfaces and splash backs. The kitchen also benefits from a fitted oven, hob and extractor, integrated microwave, sink and drainer unit, plumbing for a washing machine, laminate wood flooring and recessed spotlighting.

Shower Room

1.15 x 1.90

Fitted with a three piece suite comprising, low level wc, vanity unit with basin and shower.

Office/ Potential Bedroom

8'8" x 6'9" (2.65 x 2.07)

Fitted with a range of floor and wall mounted units and laminate wood flooring.

The First Floor Landing

With stairs to the loft room, over stairs storage cupboard, and provides access to the following.

Bedroom

12'0" x 12'2" (3.68 x 3.73)

With window to the front and laminate wood flooring.

Shower Room

2.81 x 1.46

Fitted with a three piece suite comprising, low level wc, vanity unit with basin and walk in shower.

Bedroom

4.01 x 2.15

With window to the rear and laminate wood flooring.

Loft Room

3.80 x 2.97

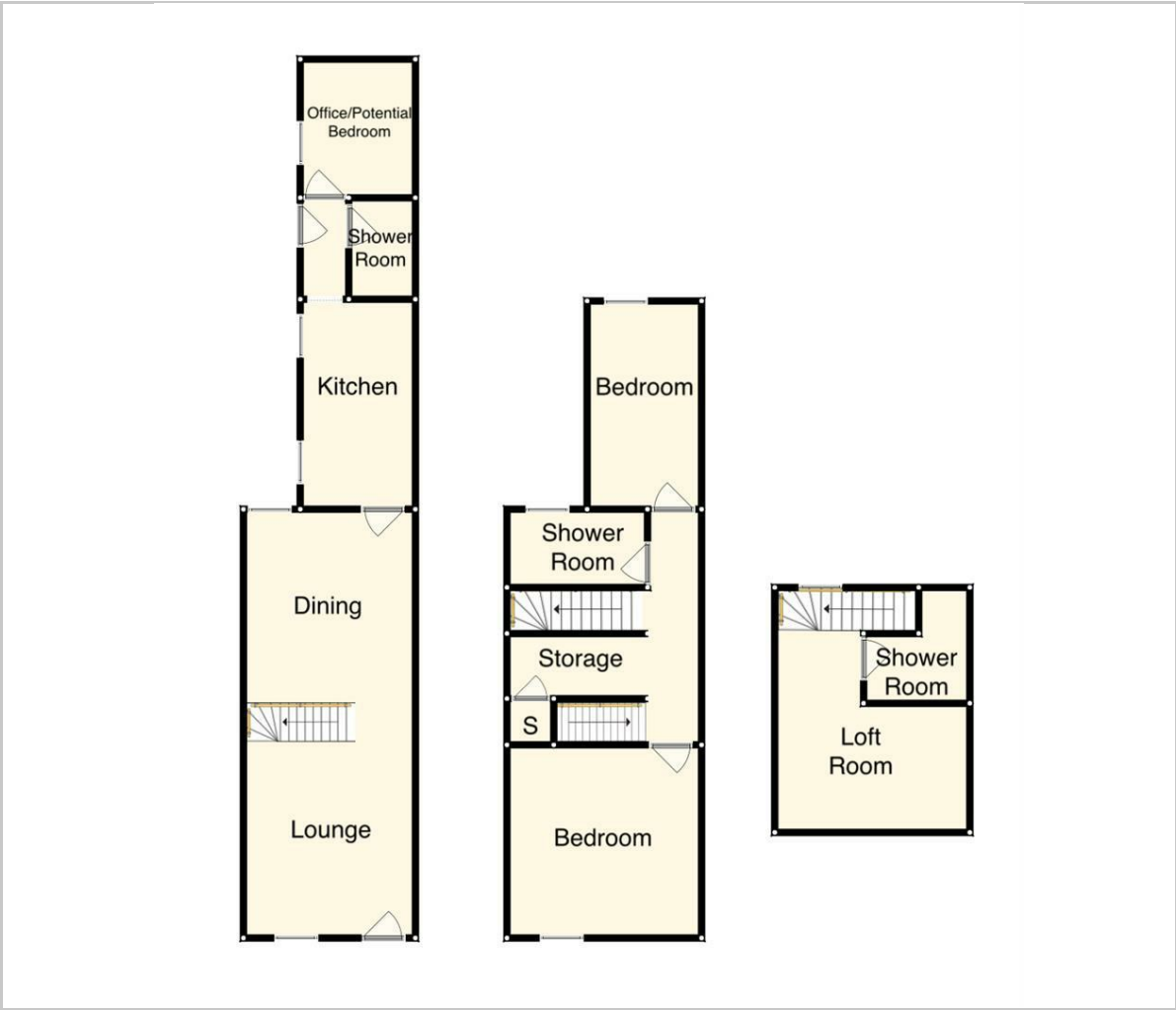
Shower Room

1.83 x 2.21

Fitted with a three piece suite comprising, low level wc, pedestal basin and walk in shower.



Floor Plan



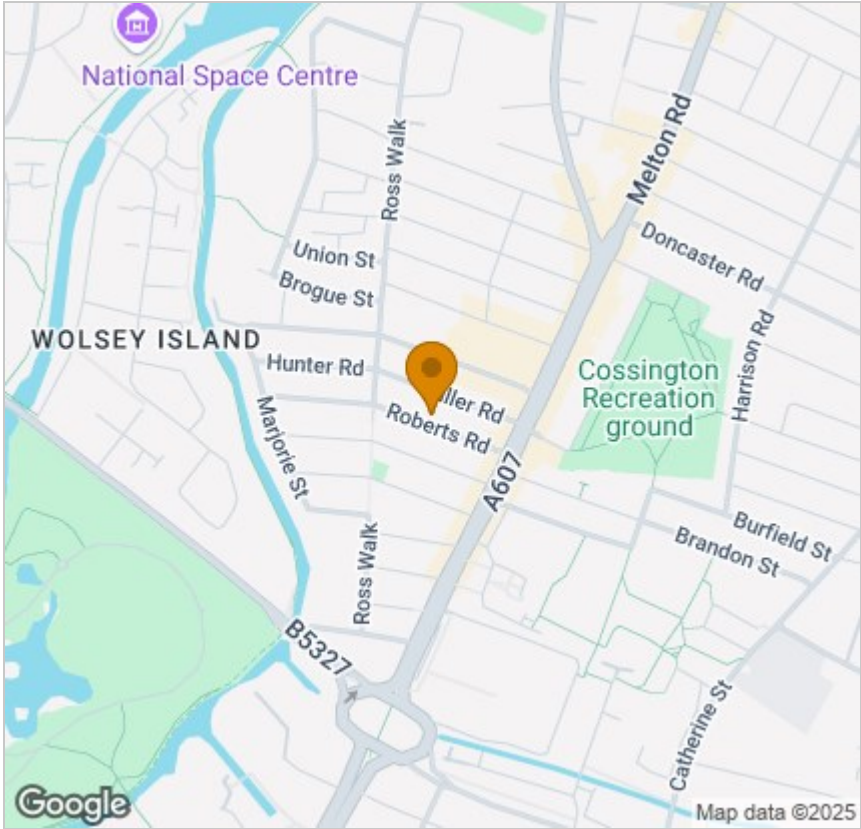
Viewing

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

