



32 Byron Street

Earl Shilton, Leicester, LE9 7FA

Offers In The Region Of £390,000



A deceptively spacious 4 bedroomed extended family dormer bungalow. Additional benefits of gas central heating, PVCu double glazing, spacious breakfast kitchen, attractive lounge and conservatory with wood burner. Private established rear garden, larger than average garage, further garage/carport, workshop and driveway for up to 3 cars.

Ideally located close to all local amenities and accessible for commuting to all major road links such as the A5, M69 and M1. Must be viewed.



Fully enclosed porch 6'11" x 2'8" (2.11 x 0.82)

Reception hall 28'4" x 9'7" (8.66 x 2.94)

Obscure PVCu double glazed door, obscure PVCu double glazed side window, radiator, staircase with spindle balustrade

Attractive lounge (rear) 14'11" x 11'11" (4.57 x 3.65)

Twin PVCu double glazed french doors, leaded PVCu double glazed side window, coving, feature lice gas fire with tiled surround and hearth, coving, radiator and 2 wall light points.

Conservatory (rear) 16'11" x 12'1" (5.16 x 3.70)

Multi pitched polycarbonate roof, laminate floor, feature wood burner in rustic brick surround and raised slabbed hearth, radiator and twin PVCu double glazed french doors.

Spacious breakfast / kitchen (rear) 14'4" x 12'9" (4.37 x 3.91)

Composite sink, range of base and wall units, associated work surfaces, (12 base and 9 wall units) finished in medium oak, ceramic tiled floor, fitted dishwasher, integral fridge and freezer, radiator, ducted extractor hood, and ceramic wall tiling.

Utility room (side) 7'11" x 6'0" (2.43 x 1.83)

Plumbing for washing machine, wall mounted gas fired Greenstar condensing boiler and ceramic tiling.

Modern bathroom (side) 9'9" x 7'0" (2.99 x 2.14)

Full suite in white comprising of sap bath, wash hand basin in a vanity unit, low flush wc, fitted separate shower cubicle with fitted mixer shower, ceramic tiled floor, ceramic wall tiling and chrome ladder styled radiator.

Bedroom 1 (front) 12'11" x 11'11" (3.95 x 3.64)

PVCu double glazed window, radiator, coving, fitted trip[le wardrobe, fitted dressing table with base drawers and twin bed base units.

Bedroom 2 (dual aspect) 12'11" x 10'9" (3.94 x 3.29)

PVCu double glazed windows to front and side elevations, radiator fitted twin double wardrobes, fitted single wardrobe wall bridging unit and radiator.

Enclosed rear porch 8'5" x 4'0" (2.57 x 1.23)

PVCu double glazed door and multi pitched polycarbonate roof.

First floor landing 13'1" x 4'1" (4.00 x 1.26)

Double glazed velux roof light

Bedroom 3 (side) 14'7" x 12'9" (4.46 x 3.90)

Fitted triple mirrored wardrobe, twin double glazed french doors leading to juliet balcony.

Bedroom 4 (side) 16'2" x 11'10" (4.95 x 3.61)

PVCu double glazed window, radiator and fitted full length fitted wardrobes.

Modern shower room (front) 6'8" x 6'3" (2.04 x 1.91)

Suite in white comprising of fitted shower cubicle with an electric shower, wash hand basin, low flush wc, chrome ladder styled radiator , PVC wall and ceiling cladding and obscure PVCu double glazed window.

Outside

Enclosed lawned rear garden, side gated access and paved patio.

Front garden with twin brick pillared block paved path, driveway with twin gates and parking for 3 cars.

Detached garage 16'3" x 10'10" (4.97 x 3.31)

Workshop 21'10" x 10'10" (6.66 x 3.31)

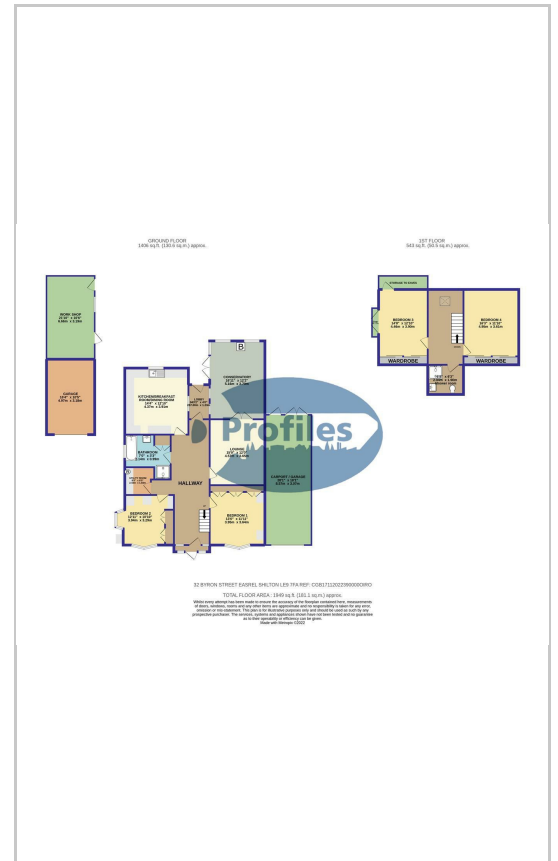
Car port / garage 28'1" x 10'0" (8.57 x 3.07)

Electric roller shutter door, remote controlled.

Area Map



Floor Plans



Energy Efficiency Graph

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			
England & Wales		EU Directive 2002/91/EC	

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