



Sturdee Road, Leicester, LE2 9EA

NO UPWARD CHAIN | FOUR BEDROOM EXTENDED DETACHED HOME | MODERNISATION PROJECT | SUBSTANTIAL LIVING SPACE

SPACIOUS FAMILY ROOM/CONSERVATORY | LIVING ROOM | DINING ROOM | TWO BATHROOMS

Asking Price: £325,000

HUNTERS®
HERE TO GET *you* THERE

Sturdee Road, Leicester, LE2 9EA

Take a look at this extended detached family home which offers plenty of space for a growing family.

The detached home is being sold with the added benefit of being upward chain free and comprises of entrance hallway, dining room, extended living room, generous Kitchen, spacious family room-conservatory and down stairs three piece bathroom suite.

Stairs from the hallway lead up to the first floor where there are four bedrooms with en-suite shower to master bedroom and three piece family bathroom suite. This home would benefit from modernisation but offers impressive internal living space.

Externally the substantial rear garden is mainly laid to lawn with some mature plants, shrubs and tree borders. To the front of the property the driveway is block paved providing ample off road parking spaces and leads to the integral garage.

Call your local Hunters estate agents Wigston on 01163 660 660 to find out more and arrange your viewing.

ENTRANCE HALLWAY

6.70m (22' 0") x 1.97m (6' 6")



LIVING ROOM

5.96m (19' 7") x 3.49m (11' 5")

Double glazed window, feature fireplace and surround, double glazed French doors, radiators.



DINING ROOM

3.49m (11' 5") x 3.34m (11' 0")

Double bay glazed, feature fire place surround, radiator.



KITCHEN

5.22m (17' 2") x 2.78m (9' 1")

Double glazed windows, wall and base units, work surfaces, double oven, gas hob, plumbing for washing machine and dishwasher, stainless steel sink with mixer tap, radiator



FAMILY ROOM / CONSERVATORY

7.36m (24' 2") x 6.33m (20' 9") max

L-shaped room with double glazed windows, double glazed French doors, radiators.



DOWNSTAIRS BATHROOM

2.18m (7' 2") x 1.89m (6' 2")

Double glazed window, bath with shower over, wash hand basin, low level w.c. radiator.

**BEDROOM 2**

3.77m (12' 4") x 3.49m (11' 5")

Double glazed window, fitted wardrobes, radiator.

**BEDROOM 1**

5.86m (19' 3") x 3.03m (9' 11")

Double glazed window, radiator, door to en-suite.

**BEDROOM 3**

3.50m (11' 6") x 2.42m (7' 11")

Double glazed bay window, radiator.

**EN-SUITE**

Double glazed window, shower cubicle, wash hand basin, low level wc, radiator..

**BEDROOM 4**

2.20m (7' 3") x 1.95m (6' 5")

Double glazed window, radiator.



FAMILY BATHROOM

2.09m (6' 10") x 1.92m (6' 4")

Double glazed window, bath with shower attachment, vanity unit with integrated wash hand basin, low level wc, heated towel rail.

**GARAGE**

7.43m (24' 5") x 3.09m (10' 2")

Up and over garage door, power and lighting, double glazed window, upvc door.

GARDEN**GARDEN****OPENING HOURS**

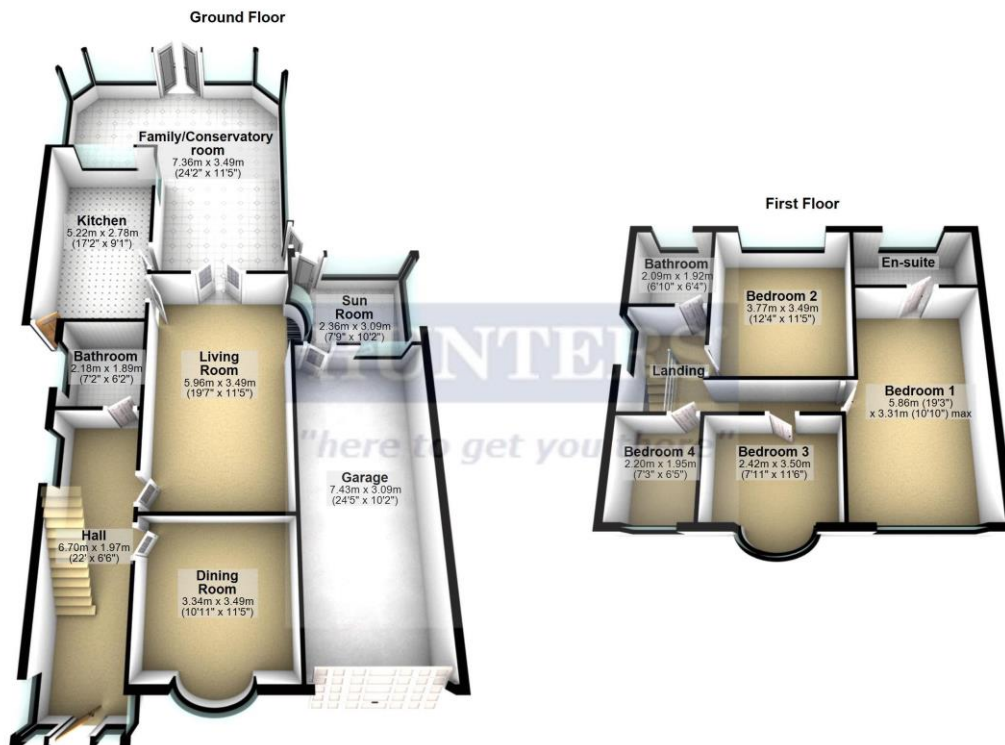
Monday - Friday: 09:00 - 17:30

Saturday - 09:00 - 14:00

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Sturdee Road, Leicester, LE2 9EA | £325,000



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms or any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purpose only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

«EpcGraph»

TBC ON ORDER

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Hunters 44 Blaby Road, Wigston, Wigston, LE18 4SD | 0116 366 0660
wigston@hunters.com | www.hunters.com

VAT Reg. No 161 2635 30 | Registered No: 08519540 England & Wales | Registered Office: 12 Hindoostan Avenue, Wigston, LE18 4UD
A Hunters Franchise owned and operated under licence by Shire Lifestyles Limited

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

