



Fosse Road South, Leicester

£285,000

A spacious three-bedroom semi-detached home on Fosse Road South, offering flexible ground-floor living, generous gardens, gas central heating and potential off-road parking, well placed for Leicester city access.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 274 5544





Entrance Hall

With stairs to the first floor.

Study Area

With double-glazed French doors to the rear garden, an under-stairs storage cupboard, and a radiator.

Ground Floor Shower Room

6' 1" x 5' 1" (1.85m x 1.54m)

With a double-glazed window to the side elevation, pedestal wash basin, low-level WC, a tiled shower cubicle with an electric shower, plumbing for a washing machine, extractor fan, a cupboard housing the boiler, and a heated chrome towel rail.

Living Room

15' 3" x 12' 0" (4.64m x 3.67m)

With a double-glazed bay window to the side elevation, a double-glazed window to the front elevation, a gas fire, picture rail, TV point, and a radiator.



Fitted Kitchen Dining Room

21' 1" x 12' 11" (6.42m x 3.94m)

With double-glazed windows to both sides, a stainless steel sink and a drainer unit, space for a fridge/freezer, plumbing for a dishwasher, a gas cooker point with a stainless steel chimney hood over, a part-exposed feature brick wall, wooden flooring, and a radiator.

First Floor Landing

With a double-glazed window to the front elevation, loft access with a pull-down ladder leading to a majority-boarded loft with lighting and a radiator.

Bedroom One

15' 8" x 11' 11" (4.77m x 3.64m)

With a double-glazed bay window to the side elevation and a double-glazed window to the front elevation, wardrobes and a radiator.

Bedroom Two

13' 0" x 11' 5" (3.96m x 3.49m)

With a double-glazed window to the side elevation, picture rail, two wardrobes, and a radiator.

Bedroom Three

9' 5" x 7' 6" (2.87m x 2.29m)

With mirrored wardrobes, a picture rail, and a radiator.

Bathroom

8' 10" x 5' 3" (2.70m x 1.59m)

With a double-glazed window to the side elevation, bath with shower over, pedestal wash basin, storage cupboard, and a heated chrome towel rail.

Separate WC

6' 0" x 4' 8" (1.82m x 1.41m)

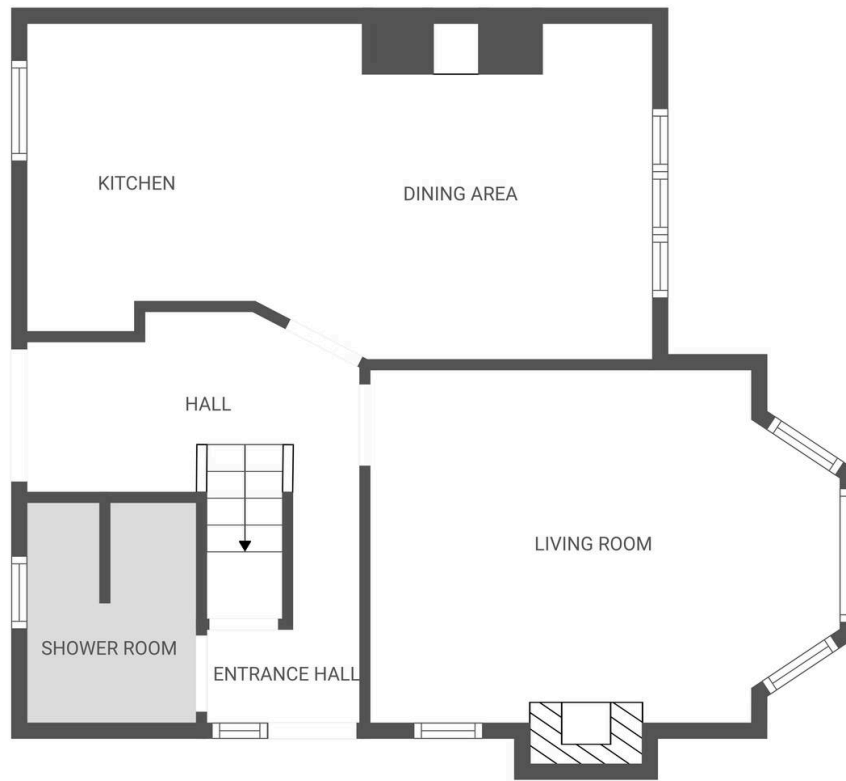
With a double-glazed window to the side elevation, a wash basin, a low-level WC, and a radiator.

Front Garden

Gated access to a mainly lawned rear garden with hedging to the perimeter. There is a gravelled area currently being used by the owner as off-road parking (requires a lowered kerb).

Rear Garden

With a paved patio with a raised brick flower bed and inset shrubs. Includes a seating area, mainly lawned garden with a raised decked area, fencing to the perimeter, gated front access, a mature tree, and outside lighting.



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