

Sinclair



1 Waverley Road, Blaby, Leicester, LE8 4HH

£320,000

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## Property at a glance

- Extended Family Home
- Corner Plot
- uPVC Double Glazing
- Council Tax Band\*: C
- Four Bedrooms
- Driveway and Garaging
- Gas Central Heating
- Price: £320,000

## Overview

Occupying a pleasant corner position this extended four bedroom family home offers flexible accommodation for the growing family. The property benefits from gas central heating and uPVC double glazing and comprises reception hall, living room with separate dining area, fitted kitchen and a side lobby/utility area. On the first floor landing area gives way to four bedrooms and a family bathroom. Outside the corner position gives a front garden, two further side garden areas ; there is a driveway and garaging.

## Location\*\*



\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



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## Detailed Accommodation

### DETAILED ACCOMMODATION

uPVC double glazed entrance door and adjacent windows to the entrance porch.

### ENTRANCE PORCH

The entrance porch has a door accessing the reception hall.

### RECEPTION HALL

The reception hall has stairs accessing the first floor, radiator, door accessing the living room (with separate dining room off ) and fitted kitchen.

### FITTED KITCHEN

10'5" x 8'3" (3.18m x 2.51m)

The kitchen is fitted with a single drainer sink unit, mixer tap over, cupboards under, fitted units to the wall and base, roll edge work surface and tiled surround, electric hob with oven under and extractor fan over, uPVC double glazed window and door to the side elevation accessing a covered lobby/utility area.

### UTILITY AREA

6'10" x 6' (2.08m x 1.83m )

With plumbing for washing machine, uPVC double glazed door accessing the garden, covered lobby with door accessing the front of the property and further personal access door to the garage.

### GARAGE

16'7" x 9'2" (5.05m x 2.79m )

uPVC double glazed windows and double doors to the front elevation, electric light and power.

### LIVING ROOM

15'1" x 11'4" (4.60m x 3.45m )

uPVC double glazed windows to two elevations, radiator and open access to a separate dining room.

### DINING ROOM

9'3" x 8'9" (2.82m x 2.67m )

uPVC double glazed window, radiator.

### FIRST FLOOR

On the first floor landing gives way to four bedrooms and family bathroom.

### BEDROOM ONE

16'6" x 10'5" (front of wardrobe/cupboard) (5.03m x 3.18m (front of wardrobe/cupboard) )

uPVC double glazed window to two elevations, two radiators and a series of built in wardrobes/cupboards.

### BEDROOM TWO

11'11" x 10 (3.63m x 3.05m)

uPVC double glazed windows to two elevations, radiator.

### BEDROOM THREE

12'2" x 11'1" (including built in cupboard housing (3.71m x 3.38m (including built in cupboard housing)

uPVC double glazed window, radiator.

### BEDROOM FOUR

8'5" x 7'1" (2.57m x 2.16m )

uPVC double glazed window, radiator.

### BATHROOM

The bathroom is fitted with a white three piece suite comprising panelled bath with shower over, low flush WC, pedestal wash hand basin with tiled walls, heated chrome towel rail, uPVC double glazed opaque glass window.

### OUTSIDE

The property occupies a pleasant corner position with gardens to the front and sides, there is a driveway providing off road parking which in turn leads to the Garage and the front garden wraps to the side which is laid mainly to lawn with a variety of plants and shrubs and there's an additional low maintenance and slabbed garden area to the opposite side.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

## Special Note To Buyers

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## Referral Fee Disclosure

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## Thinking of Selling?

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