



58a Ruby Street, Leicester

Offers Over **£275,000**



58a Ruby Street

Leicester, Leicester

**** CALL TO VIEW **** Three bedroom DETACHED family home **** EXCEPTIONALLY** presented with ATTENTION to detail **** separate LIVING ROOM **** BRILLIANT sized kitchen dining room and GARDEN **** downstairs WC **** OFF street PARKING ******

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- A stunning and exceptionally presented three bedroom detached house
- Storm covered open porched and entrance hallway with access to a WC
- Sophisticated living room which is the front of the house and a stylish kitchen dining room with sliding patio doors leading out to the landscaped styled rear garden
- Good sized landing area and a snazzy trendy walk in shower room
- To the front of the house there is a driveway for your off street parking
- Refurbished internally to a high standard with a stylish modern feel and is ready to move into
- A house which could make you feel proud to call your very own home
- The spacious exquisite ground floor and garden could be fabulous for hosting those special occasions and entertaining your family and friends over the weekend



All measurements, floor areas, openings and orientations are approximate and for display purposes only.
They should not be relied upon and do not form as any part of agreement.
All parties must rely on their own inspections and no liability is taken for any errors.

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**** CALL TO ARRANGE A VIEWING -** This stunning and exceptionally presented three bedroom detached house offers a wonderful opportunity to secure a stylish and modern home. The house welcomes you via a storm covered open porch, leading into an entrance hallway with access to a convenient WC. At the front of the house, you will find a sophisticated living room, perfect for relaxing or entertaining guests. The heart of the home is the stylish kitchen dining room, featuring contemporary fittings and sliding patio doors that open directly onto the landscaped styled rear garden. Upstairs, a good sized landing area leads to a snazzy, trendy walk in shower room, two double sized bedrooms, and a third bedroom of very nice proportions. The house has been refurbished internally to a high standard with attention to detail, boasting a fashionable modern feel throughout and is ready for immediate occupation. This is a home you will be proud to call your own, with an exquisite and commodious ground floor layout that is ideal for hosting special occasions and entertaining family and friends over the weekend.

The outside space has been thoughtfully designed to complement the stylish interior. The well proportioned rear garden offers a combination of a patio area, a neat lawn, and a dedicated seating area, making it perfect for relaxing on a summer's day or enjoying al fresco dining. The landscaped style of the garden ensures it is both attractive and practical, providing plenty of space for children to play or for hosting barbeques and gatherings. The garden is easily accessible from the kitchen dining room, allowing for a seamless flow between indoor and outdoor living spaces. This delightful outdoor area provides a tranquil retreat from the bustle of daily life, while also offering ample opportunities for entertaining and relaxation. Whether you are looking to unwind after a busy day or host memorable events with friends and family, this property's outdoor space is sure to impress. To the front of the house there is a driveway for your off road parking.



GARDEN

Well proportioned rear garden with a patio area, lawn and a seating area, perfect for relaxing on a summers day.

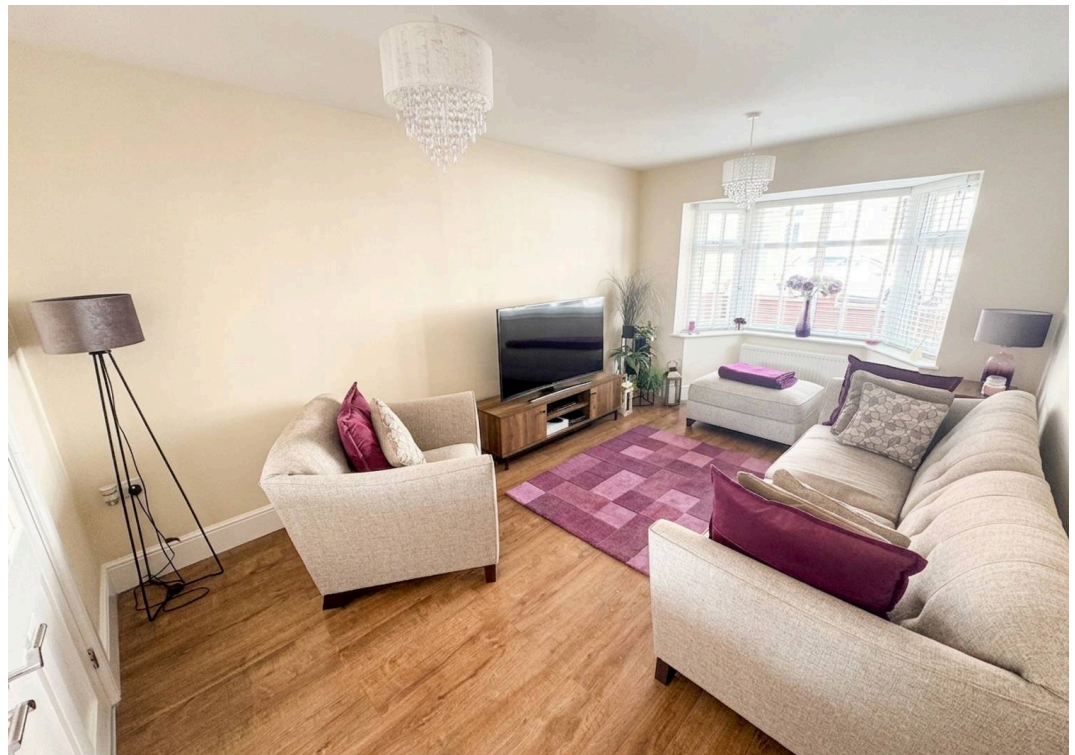
Off street

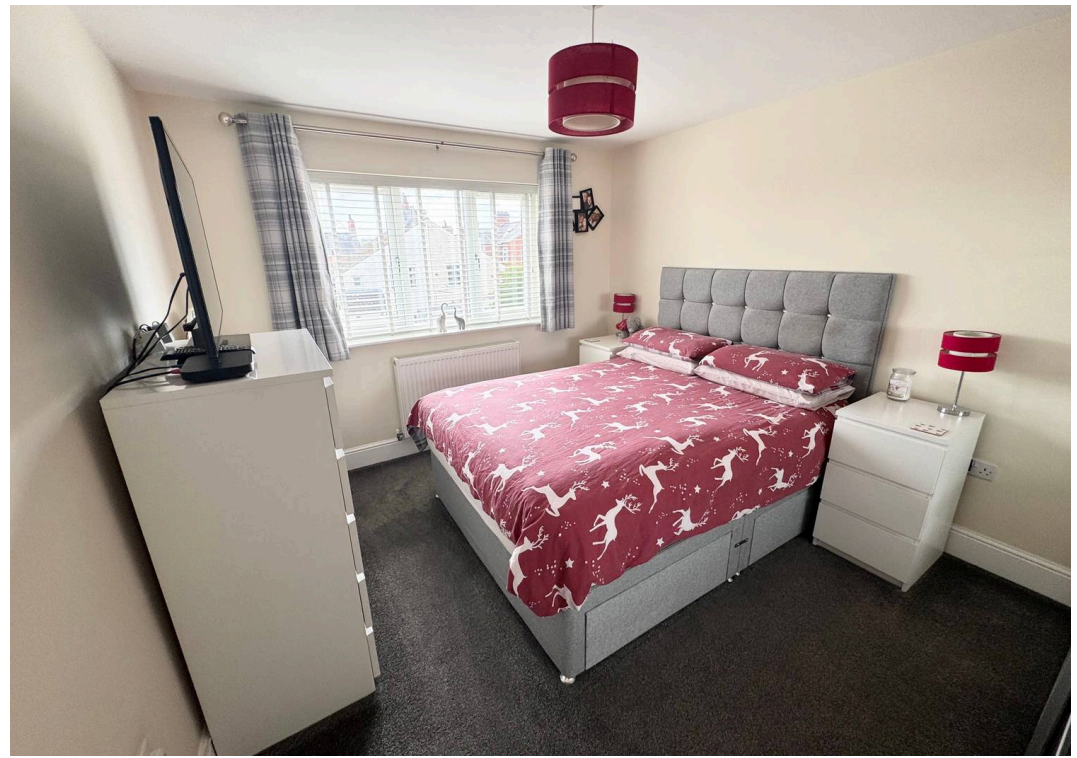
1 Parking Space

Location

Located within the Newfoundpool area of Leicester which has good road links to various routes which include Leicester City Centre, Fosse Park Shopping Centre and the M1/ M69 motorways. The area provides the community with local shops, a school (Inglehurst Primary & Junior), a Tesco Express, Lidl supermarket, various takeaways and Fosse Recreation Ground. There is also a bus service available with routes to different destinations.









SCAN THE QR CODE FOR MORE DETAILS

