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8 Pinehurst Close
Kirby Frith, LE3 6UY
£199,950

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# 8 Pinehurst Close

Kirby Frith, Leicester, LE3 6UY

A well maintained and beautifully presented 2 bedroom mid townhouse in popular residential location close to shops, schools and major road links. The property benefits from full gas central heating (combi boiler), UPVC double glazing, modern kitchen & bathroom, quality floor coverings. Ready to move into the tastefully decorated accommodation briefly comprises, entrance hall, cloaks/wc, lounge with attractive fireplace, fitted kitchen with oven/hob. Upstairs, landing, 2 bedrooms with robes, bathroom with white suite & shower over bath. Gardens to rear, driveway for two cars to front. A modern property in convenient location close to nature reserve & only 5 minutes from M1/M69. Ideal 1st time buy or investment purchase. Freehold. Council Tax Band B

### Entrance Hall

Hardwood double glazed entrance door, fitted carpet, stairs to first floor, radiator. Glazed oak internal door leading into lounge.

### Cloaks/wc

UPVC double glazed opaque window with blind, tiled flooring, vanity wash hand basin, wc, radiator.

### Lounge

13'2" x 10'0" (4.03m x 3.07m)

A delightful living room. UPVC double glazed window to front with blinds, radiator, fitted carpet, coal effect gas fire set in attractive marble effect fireplace & hearth, large under-stairs store with oak door.

### Kitchen-Diner

13'5" x 8'6" (4.10m x 2.60m)

UPVC double glazed French doors opening out to rear gardens, UPVC double glazed window to rear, slate tiled flooring. Fitted with a range of modern base, drawer & eye level units with chrome handles, work surfaces with tiled splashbacks, composite sink unit with mixer taps, stainless steel electric fan assisted oven, gas hob with extractor hood. Provision for washing machine and dishwasher (both included in the sale), space for tall fridge/freezer. Wall mounted combi boiler which we believe is approx 5 years old.

### First Floor: Landing

Access to boarded loft with retractable ladder, fitted carpet, radiator.

### Bedroom One

10'8" x 10'1" (3.26m x 3.08m)

A generous sized double bedroom. UPVC double glazed window to front with blind, fitted carpet, radiator, a wealth of storage is provided by 2 sets of built in wardrobes each with mirrored sliding doors.

### Bedroom Two

10'2" x 6'4" (3.12m x 1.95m)

UPVC double glazed window to rear, fitted carpet, radiator, free standing wardrobes (by separate negotiation).

### Bathroom

6'9" x 6'8" (2.06m x 2.05m)

A clean and tidy modern bathroom with contemporary white suite. UPVC double glazed opaque window with blind, radiator, tiled flooring, mainly tiled walls, extractor fan, shaped shower bath with glass screen and electric shower over, pedestal wash hand basin, wc.

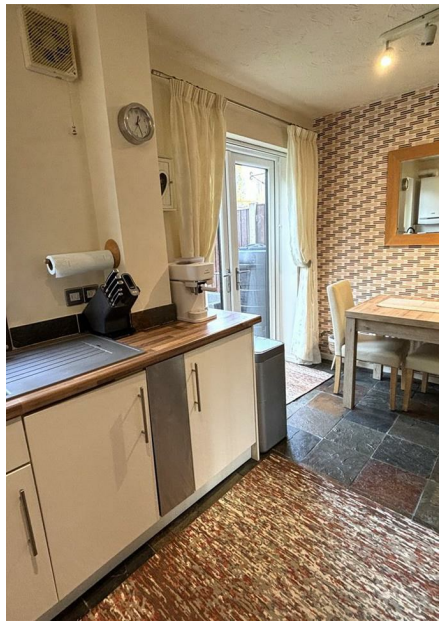
### Outside

The front garden has driveway providing parking for 2 cars side by side.
The private rear garden has open aspect to rear to Nature Reserve, timber shed, hard landscaping with slate chippings, fully fenced boundaries and gated rear access.

### Local Authority & Council Tax Information LCC

This property falls within Leicester City Council (www.leicester.gov.uk)
It has a Council Tax Band of B which means a charge of £1,966.81 for tax year ending March 2027
Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.
For more information regarding school catchment areas please go to www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school
















Barbie





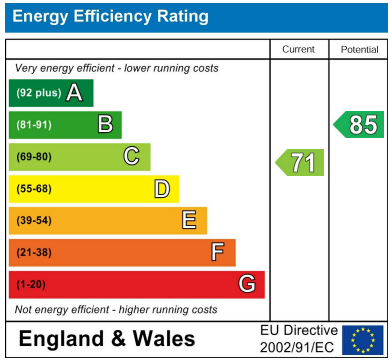
## Floor Plan




## Area Map




## Energy Efficiency Graph




## Viewing

Please contact our Glenfield Office on 0116 2990 990
if you wish to arrange a viewing appointment for this property or require further information.

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