



36 Stratford Road, Leicester

Offers Over **£235,000**



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Leicester

THREE Bedroom Semi Detached - Open Plan Kitchen/Dining - Downstairs WC - Replaced Windows (2023) - Brick Built Conservatory, Solid Roof - 66ft Garden - New Roof (2011) - Off Road Parking

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Three Bedroom Semi Detached Home
- Open Plan Kitchen Dining Space
- Spacious Hallway and Downstairs WC
- Replacement Double Glazed Windows (2023)
- Brick Built Conservatory with Solid Roof
- 66ft Landscaped Rear Garden
- New Roof Installed (2011)
- Off Road Parking









GARDEN

Without doubt one of the standout features of the home is the beautifully landscaped rear garden. Extending to approximately 66ft, it has been carefully designed to provide a luxurious yet low maintenance outdoor space. A substantial porcelain patio flows seamlessly from the conservatory, creating the perfect entertaining area before opening onto a large artificial lawn surrounded by mature planting, established trees and attractive borders. To the rear sits a recently installed timber garden room, ideal for those working from home, a home gym or simply somewhere to unwind, alongside a separate storage shed. Offering excellent privacy and plenty of usable space, it's a garden that's equally suited to relaxing with family as it is hosting friends throughout the summer months.

DRIVEWAY

2 Parking Spaces

The property is set back from the road behind an attractive block paved driveway, offering off road parking for two vehicles. Stratford Road also benefits from ample on street parking, making it ideal when entertaining guests or accommodating additional family vehicles. Secure gated side access leads to the beautifully landscaped rear garden.



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