



3 Lucas Way

Earl Shilton, Leicester, LE9 7GL

£1,100 Per Month



An extended three bedroomed semi detached house in cul de sac position, additional benefits of gas central heating (condensing combi), PVCu double glazed, block paved driveway for three cars.



Enclosed Porch 7'6" x 2'8" (2.29 x 0.83)

Having obcsure UPVC double glazed door and window.

Reception Hall 10'7" x 5'5" (3.24 x 1.67)

Having staircase to first floor, radiator.

Lounge (rear) 16'0" x 10'8" (4.90 x 3.27)

Having room sealed gas fire, radiator, PVCu double glazed window.

Kitchen (side) 11'4" x 7'0" (3.46 x 2.14)

Having UPVC double glazed side window, obscure UPVC double glazed side door, ceramic tiled floor, three base units, three wall units, associated work surfaces, radiator, understairs cupboard.

Extended Dining Room (rear) 14'7" x 8'5" max (4.46 x 2.58 max)

Having twin UPVC double glazed french doors, radiator, PVCu double glazed side window.

First Floor

Landing 12'5" max x 9'6" max (3.81 max x 2.92 max)

Having obscure UPVC double glazed side window, roof void access, fitted cupboard.

Bedroom 1 (rear) 12'4" x 9'3" (3.76 x 2.84)

Having fitted cupboard with wall mounted gas fired condensing gas boiler, (Glow Worm Flexi Com 30 cx), fitted double wardrobe, PVCu double glazed window, radiator.

Bedroom 2 (rear) 9'6" x 8'1" (2.91 x 2.47)

Having UPVC double glazed window, radiator.

Bedroom 3 (front) 9'4" x 9'4" (2.86 x 2.87)

Having PVCU double glazed window, radiator.

Bathroom (side) 6'7" x 5'9" (2.02 x 1.76)

Having panelled bath with mixer shower, wash hand basin, low level flush wc, ceramic wall tiling, chrome ladder style radiator, side obscure UPVC double glazed window.

Outisde

Block paved driveway for three cars

Enclosed low maintenance rear garden

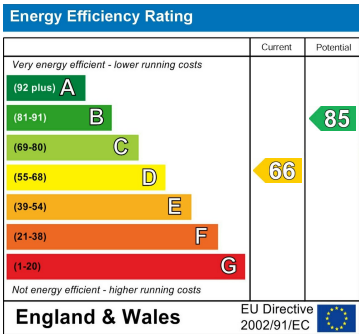
Area Map



Floor Plans



Energy Efficiency Graph



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