



21 Gainsborough Road, Leicester

£375,000 Freehold

A superb five-bedroom semi-detached family home in Leicester featuring an extended kitchen, two bathrooms, solar panels, stamped driveway, rear garden, and approved planning for a rear extension.





Entrance Hall

Stairs to first floor, under-stairs storage cupboard, tiled flooring, radiator.

Ground Floor Shower Room

5' 11" x 3' 7" (1.80m x 1.10m)

Double glazed window to rear elevation, tiled shower cubicle with electric shower, low-level WC, wash hand basin, extractor fan, heated chrome towel rail.

Reception Room One

26' 3" x 10' 10" (8.00m x 3.30m)

Double-glazed bay window to front elevation, patio doors to rear elevation, wooden flooring, two radiators.

Extended Kitchen / Dining Room

19' 8" x 8' 2" (6.00m x 2.50m)

Double-glazed door to rear elevation, double-glazed window to front elevation, stainless steel sink and drainer unit with a range of wall and base units with work surfaces, built-in oven and gas hob with stainless steel splashback and chimney hood over, space for fridge freezer, plumbing for washing machine, tiled flooring, radiator.

Garden Room/Lean To

32' 10" x 11' 6" (10.00m x 3.50m)

Double-glazed doors to rear garden, double-glazed windows to rear elevation, side passage with a double-glazed door to the front elevation.



First Floor Landing

Loft access.

Bedroom One

12' 2" x 8' 10" (3.70m x 2.70m)

Double-glazed window to rear elevation, fitted partly mirrored sliding wardrobes, laminate flooring, radiator.

Bedroom Two

10' 10" x 8' 6" (3.30m x 2.60m)

Double-glazed window to front elevation, fitted wardrobes, radiator.

Bedroom Three

9' 6" x 8' 6" (2.90m x 2.60m)

Double-glazed window to front elevation, built-in wardrobes, laminate flooring, radiator.

Bedroom Four

8' 6" x 8' 2" (2.60m x 2.50m)

Double-glazed window to rear elevation, radiator.

Bedroom Five

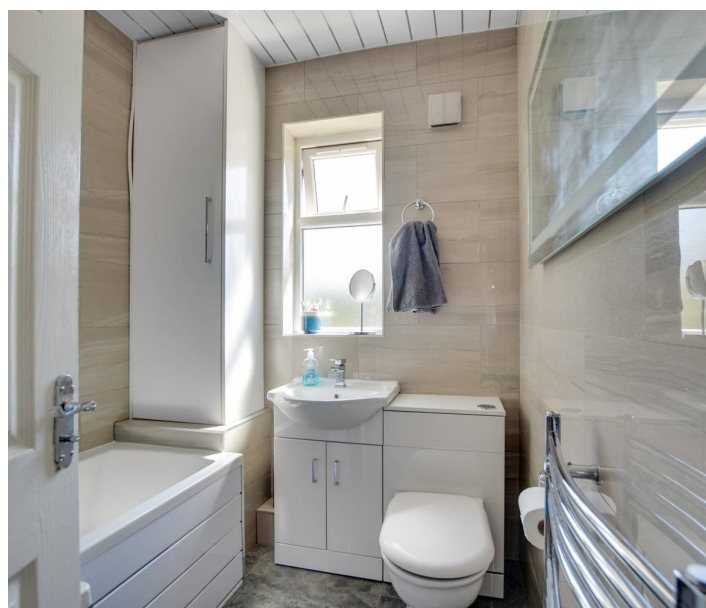
7' 10" x 7' 7" (2.40m x 2.30m)

Window to front elevation, wardrobes, laminate flooring, radiator.

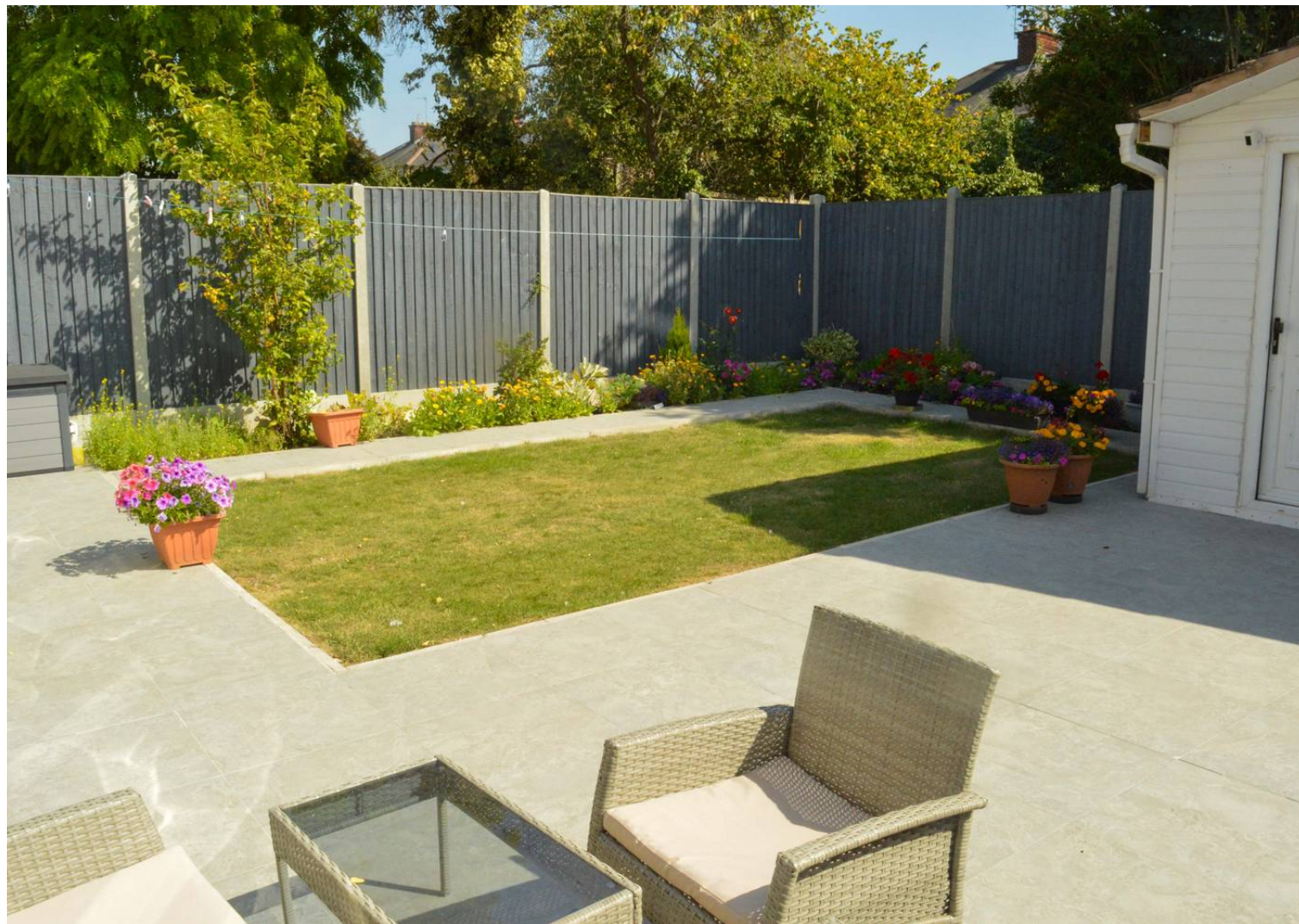
Bathroom

6' 11" x 5' 11" (2.10m x 1.80m)

Double-glazed window to rear elevation, bath with overhead rainforest shower over, wash hand basin, low-level WC, tiled walls, tiled flooring, extractor fan, cupboard housing boiler, heated chrome towel rail.









Front Garden

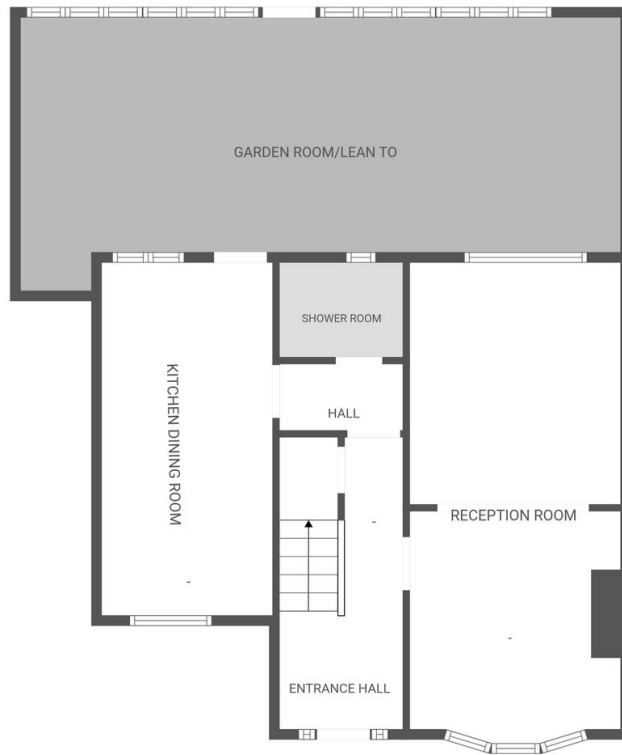
Concrete stamped driveway to the front, off-road parking.

Rear Garden

Paved patio and lawn area, paved path to the side with flower beds and inset shrubs, storage shed with power and lighting, fencing to the perimeter.

Permit Parking Zones

The property is within a controlled parking zone. Buyers and tenants should make their own enquiries with the local council regarding permit availability and associated costs.



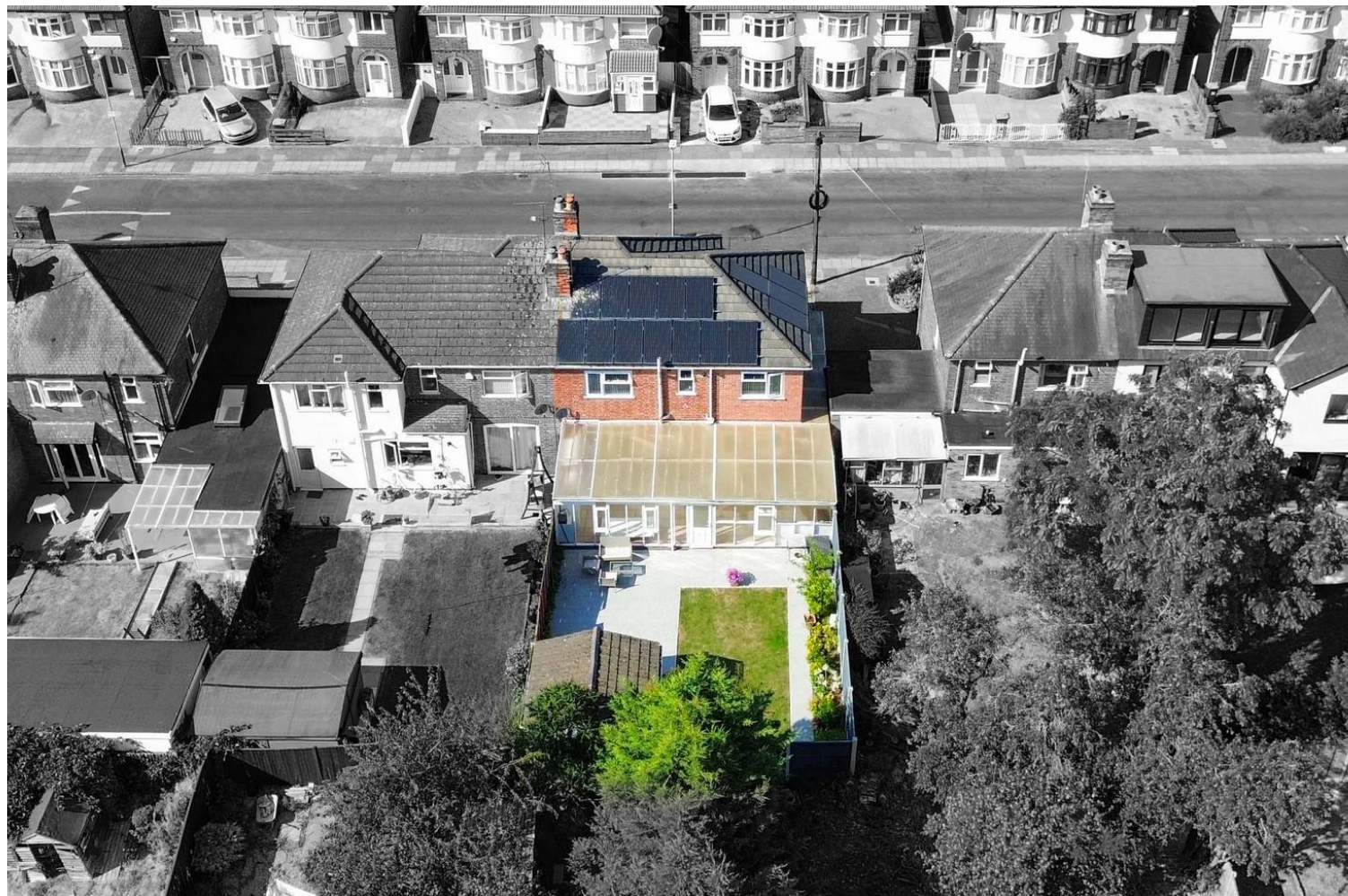
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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The property is well located for everyday amenities and services, including local public and private schooling including Overdale Infant and Junior Schools and nursery day-care, Leicester City Centre and the University of Leicester, Leicester Royal Infirmary and Leicester General Hospital. The property is located close to Knighton Park and Queens Road shopping parade in neighbouring Clarendon Park with its specialist shops, bars, boutiques and restaurants.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

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