



Shirley Road, Leicester LE2 3LJ

Not for marketing purposes INTERNAL USE ONLY

welcome to

Shirley Road, Leicester

A modern 4 bedroom detached home in Knighton with two reception rooms, fitted kitchen, utility, downstairs W/C, en-suite master, off-road parking, and a private rear garden with patio.

Front Garden

Driveway for off-road parking.

Entrance Hall

Central heating.

Lounge

Central heating and patio doors leading into the garden.

Dining Room

Central heating and double glazed bay window to the front of the house.

Reception Room

Converted garage into a lounge/reception room with central heating and double glazed window.

Kitchen/Diner

Central heating, double glazed window and french doors leading into the rear garden. Fitted kitchen with integrated gas hob/oven, extractor fan and dishwasher.

Utility Room

Utility room with washing machine point.

Downstairs W/C

W/c and sink.

Bedroom 1

Central heating, double glazed window and dressing area.

En Suite

Central heating and double glazed window. W/c, sink and shower cubicle.

Bedroom 2

Central heating and double glazed window.

Bedroom 3

Central heating and double glazed window.

Bedroom 4

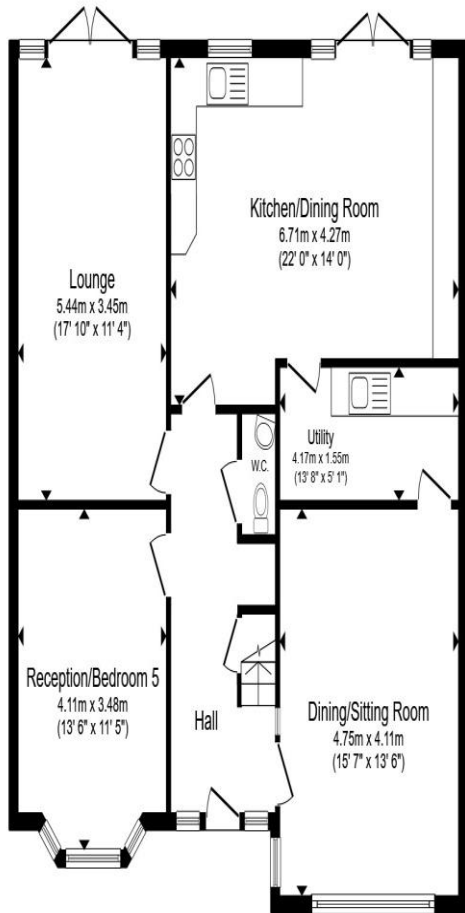
Central heating and double glazed window

Bathroom

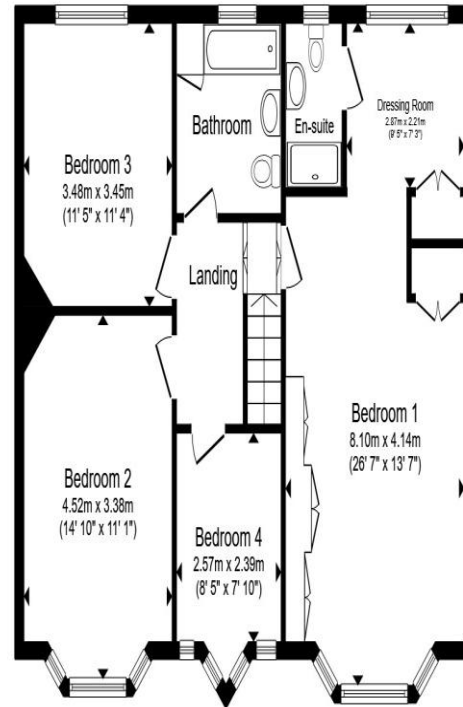
Central heating and double glazed window. W/c, sink and bathtub

Rear Garden

Patio area, grass and wooden fencing.



Ground Floor



First Floor

Total floor area 180.4 m² (1,942 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



**welcome to
Shirley Road,
Leicester**

- Detached
- Four Bedrooms
- Fitted Kitchen
- Double Glazing
- Master Bedroom

Tenure: Freehold EPC Rating: F
Council Tax Band: F

£875,000



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Property Ref:
OAD108744 - 0002

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