Scrivins & Co Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

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43 VICARAGE STREET, LEICESTER, LE9 7BE

OFFERS OVER £210,000

No Chain. Spacious modern semi detached family home, popular and convenient location within walking distance of the village centre, including shops, schools, doctors, dentists, bus service, parks, public houses, restaurants and good access to major road links. Well presented and much improved including panel interior doors, wooden flooring, modern kitchen and shower room, chrome power points and light switches, fashionable radiators, fitted wardrobes, gas central heating and UPVC SUDG. Offers entrance porch, lounge and dining kitchen, three good sized bedrooms and shower room. Front and good sized rear garden with driveway and single brick garage. Viewing recommended. Carpets, curtains, blinds and light fittings included.

TENURE
Freehold
Council tax Band B

ACCOMMODATION
Open full width pitch and tile canopy porch, attractive UPVC SUDG and leaded front door to

ENTRANCE PORCH
With tiled flooring, overhead lighting, wall mounted consumer unit, attractive white panel interior door to

LOUNGE TO FRONT
16'0" x 17'1" (4.88 x 5.21)
With two fashionable anthracite radiators, UPVC SUDG bay window to front, stairway to first floor with useful under stairs storage cupboard beneath.

FITTED DINING/KITCHEN TO REAR
16'0" x 11'7" (4.88 x 3.54)
With a range of light oak fitted kitchen units consisting inset one and a half bowl single drainer stainless steel sink, mixer taps above double base unit beneath. Further matching range of floor mounted cupboard units and two four drawer units. Contrasting rolled edge working surface above with inset four rig gas hob unit, double oven with grill beneath, stainless steel chimney extractor above, tiled splashbacks, further matching range of wall mounted cupboard units including two display units with glazed doors. There is also a integrated larder, fridge and freezer, plumbing for automatic washing machine, further wall mounted cupboard housing the Baxi condensing combination boiler for central heating and domestic hot water, fashionable grey radiator, two matching wall lights, laminate tiled flooring, UPVC SUDG and leaded door to rear garden.

FIRST FLOOR LANDING
With fashionable grey vertical radiator, loft access, attractive white four panel interior doors to

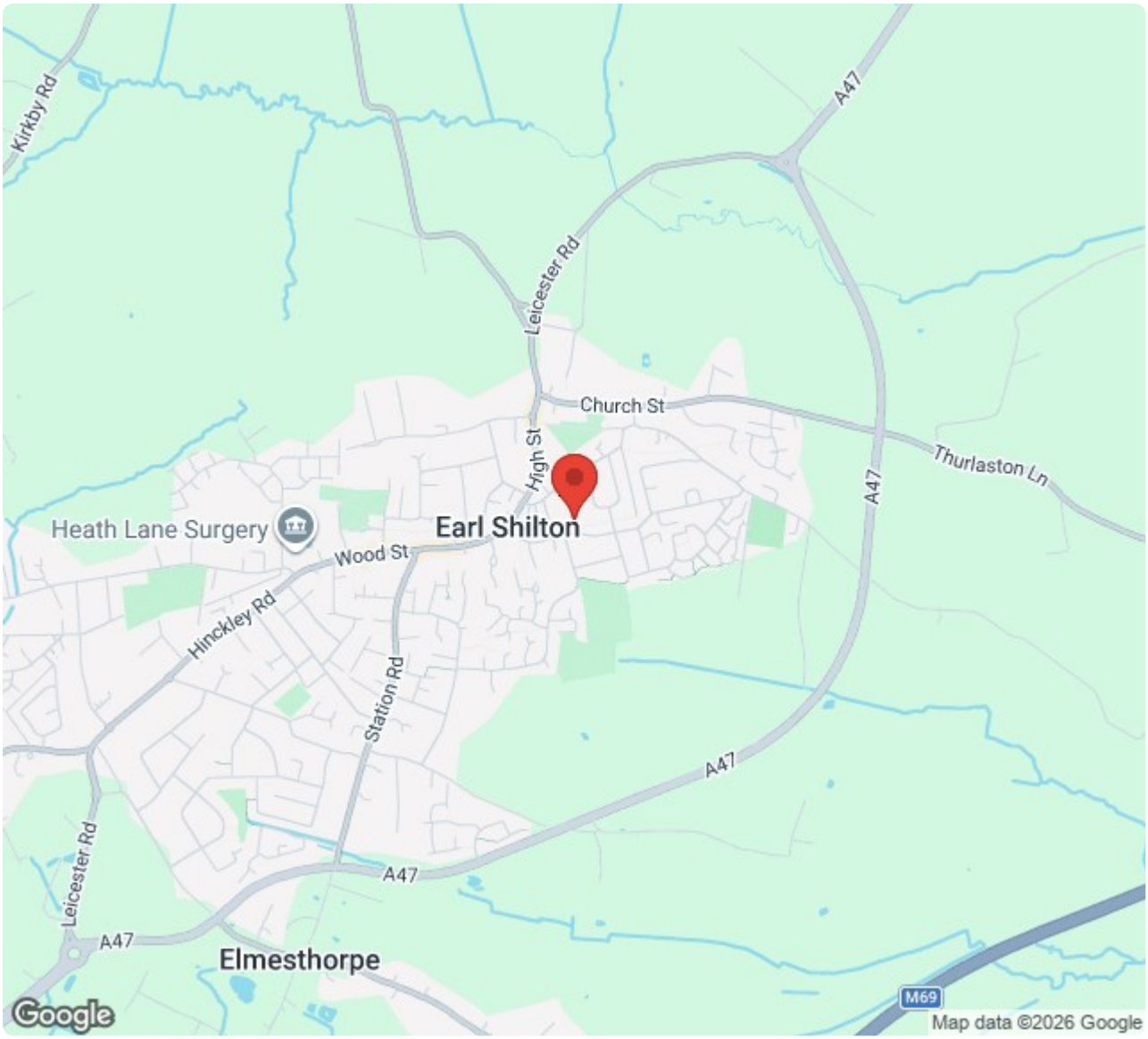
BEDROOM ONE TO REAR
16'1" x 11'7" (4.91 x 3.55)
With a range of fitted bedroom furniture the full width of one wall in light oak consisting two double and two single wardrobe units, fashionable grey radiator.

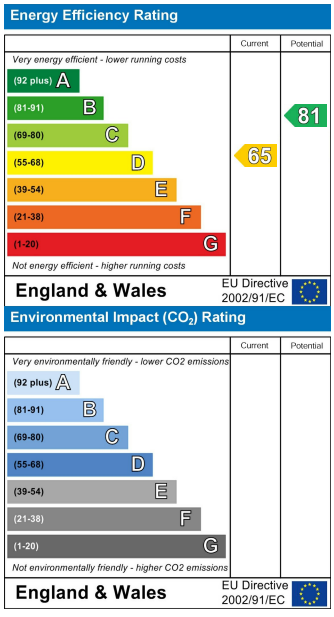
BEDROOM TWO TO FRONT
8'11" x 9'8" (2.74 x 2.97)
With fashionable grey radiator.

BEDROOM THREE TO FRONT
6'7" x 9'3" (2.02 x 2.84)
With fashionable grey radiator.

REFITTED BATHROOM TO SIDE
6'9" x 5'5" (2.08 x 1.67)
With white suite consisting double shower cubicle with glazed shower doors, vanity sink unit with beach finished double cupboard beneath, low level WC, contrasting PVC decorative surrounds, white heated towel rail, inset ceiling spotlights and extractor fan.

OUTSIDE
The property is set back from the road screened by a low brick retaining wall. The front garden is paved for easy maintenance, a timber gate offers access to the fully fenced and enclosed rear garden which has a full width slabbed patio adjacent to the rear of the property, beyond which is principally laid to lawn, a further slabbed patio to the top of the garden. To the top of the garden is a tarmacadam car parking space and a brick built garage with a up and over door to front and a outside tap.





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