

FOR SALE

**Ivychurch Crescent
Netherhall, Leicester
LE5 1RP**



OFFERS OVER: £250,000

- A Three Bedroom Mid Terrace Property
- Located Off Netherhall Road & Keyham Road
- Gas Central Heating & Double Glazing
- Suitable For Families/First Time Buyers
- Offered With No Upward Chain
- Porch, Entrance Hall, Lounge, Kitchen, 3 Bedrooms & Bathroom
- Driveway With Car Parking For 2 Vehicles
- Rear Enclosed Garden With Shower Room & Out House



Location -

This property is located on Ivychurch Crescent, which is situated between Netherhall Road and Keyham Lane, in the area of Netherhall. Nearby amenities include Tesco Extra, Scraftoft Valley Primary School, Nuffield Health Hospital, Co-op Food Scraftoft, play parks and much more.

Description

A well-proportioned three-bedroom terraced property offered with no chain, situated on Ivychurch Crescent, conveniently positioned just off Netherhall Road. The accommodation briefly comprises; porch, entrance hall with stairs to the first floor, spacious lounge, fitted kitchen, 3 bedrooms, bathroom, out door shower room and out house within the rear garden. To the front of the property, a block paved driveway providing off road parking for 2 vehicles. This property benefits from gas central heating and double glazing throughout.

Accommodation

All measurements are approximate:

Porch - 4' 1" x 5' 8" (1.24m x 1.73m)

Door to front, double glazed window to front and side, door to entrance hall.

Entrance Hall - 11' 1" x 6' 3" (3.38m x 1.90m)

Double glazed window, stairs to first floor, access to lounge and kitchen, radiator, power points, pendant light fitting.

Lounge - 21' 0" x 13' 1" (6.40m x 3.98m)

Double glazed window to front and rear, radiator, power points, pendant light fitting.

Kitchen - 9' 2" x 9' 4" (2.79m x 2.84m)

Double glazed window to rear, door to rear with access to rear garden, wall mounted units, base units and drawers, four burner gas hob with electric oven, stainless steel sink with hot and cold mixer tap, dishwasher, integrated fridge freezer, tile splashback surrounds, power points, pendant light fitting.

First Floor Landing

Access to loft.

Bedroom One - 11' 5" x 11' 6" (3.48m x 3.50m)

Double glazed window to front, built in wardrobes, radiator, power points, pendant light fitting.

Bedroom Two - 9' 7" x 10' 9" (2.92m x 3.27m)

Double glazed window to rear, built in wardrobes, radiator, power points, pendant light fitting.

Bedroom Three - 11' 7" x 6' 7" (3.53m x 2.01m)

Double glazed window to front, radiator, power points, pendant light fitting.

Bathroom - 6' 2" x 7' 5" (1.88m x 2.26m)

Double glazed window to rear, panelled bath, low level WC, pedestal wash hand basin, tile splashback surrounds, pendant light fitting.

Airing Cupboard

Outside

Block paved driveway providing off road parking for 2 vehicles. Rear enclosed garden with shower room and out house.

Shower Room - 9' 9" x 4' 11" (2.97m x 1.50m)

Double glazed window to rear, large shower cubicle, low level WC, pedestal wash hand basin, tile splashback surrounds, light fitting.

Out House - 15' 11" x 13' 3" (4.85m x 4.04m)

Double glazed window to front, plumbing for washing machine, shelving, power points, shelving, light fitting.

Agents Note

These photos have been enhanced by AI.

Tenure

Freehold.

EPC

Band D.

Council Tax

The property falls within Band A.

Services

The services, fittings and appliances (if any) have not been tested by the agents.

Local Authority

Leicester City Council.

Kal Sangra, Shonki Brothers Ltd

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, enclosures, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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