



FOR SALE

3 Bed Semi-Detached House in Mayflower Road, Leicester LE5 5QE

Offers Over £300,000



PROPERTY FEATURES

- Extended three-bedroom semi-detached home
- Recently installed new roof
- External insulation for improved energy efficiency
- Two spacious reception rooms
- Bright and spacious kitchen/diner
- Convenient downstairs WC
- Three generously sized bedrooms with built-in storage
- Modern family bathroom with bath and separate shower
- Block paved driveway with off-road parking



FULL DESCRIPTION

SUMMARY

This extended three-bedroom semi-detached home offers spacious and versatile accommodation, ideal for modern family living. Benefitting from a recently installed new roof and external insulation, the property combines comfort with improved energy efficiency. The ground floor features two well-proportioned reception rooms, providing flexible space for both relaxing and entertaining. To the rear, a bright and spacious kitchen/diner serves as the heart of the home, perfect for everyday living and hosting guests. A convenient downstairs WC completes the layout. Upstairs, there are three generously sized bedrooms, all fitted with built-in furniture, offering practical storage solutions. The contemporary family bathroom is finished to a high standard and includes both a separate shower and a bath. Externally, the property continues to impress with a block paved driveway to the front, providing ample off-road parking. The rear garden is attractively arranged with a paved patio area, lawn, and retained planting borders creating a low maintenance outdoor space.

PORCH

Accessed via a UPVC double glazed front door. Door into:

ENTRANCE HALL

14' 4" x 7' 1" (4.37m x 2.16m) Doors off to: Sitting room, family room and kitchen. UPVC double glazed window to side aspect. Stairs rising to: First floor. Storage cupboard. LVT flooring. Radiator.

SITTING ROOM

12' 3" x 11' 1" (3.73m x 3.38m) UPVC double glazed bay window to front aspect. Feature wall mounted fireplace. Telephone point. Radiator.

FAMILY ROOM

14' 4" x 11' 1" (4.37m x 3.38m) UPVC double glazed sliding doors into: Kitchen/diner. Vertical wall mounted radiator.



Phillips George



KITCHEN/DINER

20' 2" x 17' 7" (6.15m x 5.36m) Having a selection of fitted base and wall units with a laminate worktop over and a single bowl stainless steel sink with drainer. There is a freestanding gas top cooker and electric oven, with extractor over and a fully integral dishwasher. Space with plumbing for a freestanding washing machine, space for a tumble dryer and space for a freestanding fridge freezer. UPVC double glazed 'French' doors out to: Rear Garden. UPVC double glazed window to rear aspect. UPVC double glazed door out to: Lean-to. LED spotlights. 2 x lightwells. Tiled flooring. Radiator and a vertical wall mounted radiator.

LEAN-TO

Providing gated access from front to rear. Access to the: WC

WC

Comprising: Low level WC and wash hand basin. Wall and floor tiling.

LANDING

Doors off to: Bedrooms and bathroom. Loft hatch access.

BEDROOM ONE

12' 5" x 10' 2" (3.78m x 3.1m) UPVC double glazed window to rear aspect. A selection of built-in wardrobes and dressing table. Radiator.

BEDROOM TWO

12' 4" x 10' 2" (3.76m x 3.1m) UPVC double glazed window to front aspect. A selection of fitted wardrobes and dressing table. Radiator.

BEDROOM THREE

8' 0" x 7' 0" (2.44m x 2.13m) UPVC double glazed window to front aspect. A selection of fitted wardrobes and desk. Radiator.

BATHROOM

7' 0" x 6' 8" (2.13m x 2.03m) Comprising: Bath with mixer tap and shower attachment, low level WC and wash hand basin within a fitted vanity unit and a separate corner shower with aqua boarding to walls. UPVC double glazed window to rear aspect. LED spotlights. Extractor. Floor and wall tiling. Chrome heated towel rail.

OUTSIDE

To the front is a block paved driveway. To the rear is a generous, low maintenance style garden with a paved patio, lawn and retained planting borders, with a handy wooden shed and a further paved area. The garden has an outdoor electrical socket, tap and outdoor sink.

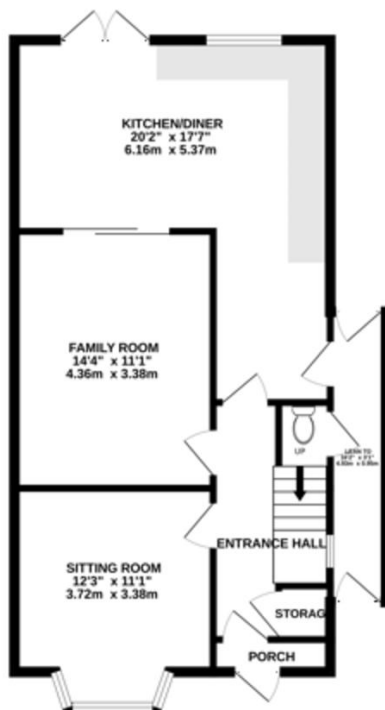




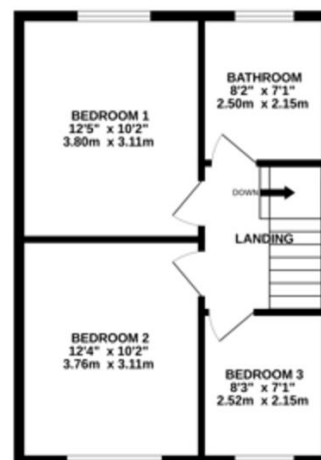
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
681 sq ft. (63.2 sq m.) approx.



1ST FLOOR
427 sq ft. (39.7 sq m.) approx.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

