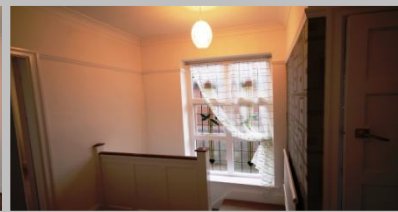




Henley Road, Western Park, Leicester LE3 9RD



Price **£174,950.**

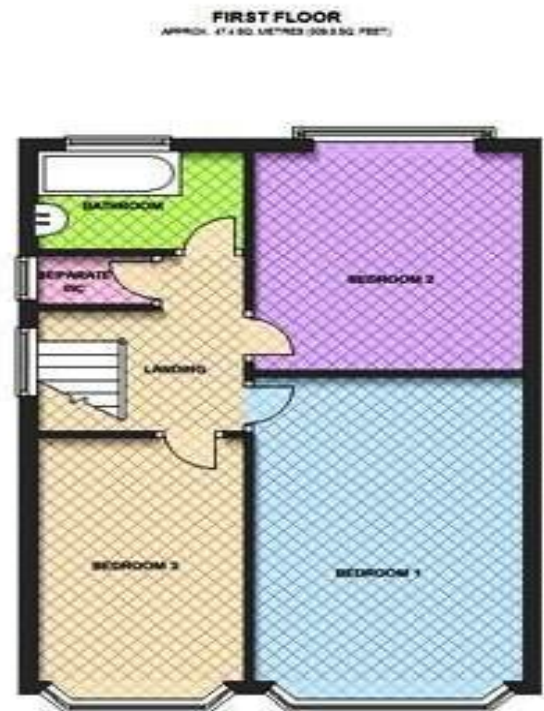
- > A modern refurbished And redecorated Semi-detached property
- > UPVC double glazing
- > Gas central heating
- > Lounge
- > Sitting room
- > Outhouse with WC, shower/utility room
- > Three good sized bedrooms
- > Family bathroom
- > Garage
- > Off road parking

Viewing strictly by appointment only with IPS
To book a viewing please call

0116 255 4155

> sales > lettings > insurance > mortgages

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TOTAL AREA: APPROX. 124.1 SQ. METRES (1330.3 SQ. FEET)

Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

Henley Road, Western Park, Leicester LE3 9RD

A spacious modern refurbished and redecorated three bedroom semi-detached property situated in convenient location off Glenfield road close to local amenities

Entrance Hall

With radiator fitted, laminate flooring, door off to the lounge, family room and fitted kitchen and stairs off to the first floor.

Lounge – 14'6" (4.42m) x 11'6" (3.51m)

With period light fitted, picture rail, two radiators fitted, laminate flooring, feature fireplace and bay window to the front elevation.

Sitting Room – 15'3" (4.65m) x 11'5" (3.48m)

With feature fireplace, wall lighting, laminate flooring, squared bay window to the rear elevation.

Fitted Kitchen – 16'2" (4.93m) x 7'3" (2.21m)

Fitted with a range of base and wall unit topped with black work surface and inset sink unit, space and point for electric oven with modern extractor fan over, black mirror finish tiled flooring and door off to the outhouse.

First Floor

Stairs and Landing

With radiator fitted and window to the side elevation.

Bedroom One – 15'5" (4.7m) x 11'5" (3.48m)

With radiator fitted and window to the front elevation.

Bedroom Two – 14'3" (4.34m) x 11'5" (3.48m)

With feature fireplace, radiator fitted and bay window to the rear elevation.

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Bedroom Three – 9'4" (2.84m) x 7'6" (2.29m)

With fitted wardrobes, radiator fitted fitted light and window to the front elevation.

Family Bathroom – 7'4" (2.24m) x 5'1" (1.55m)

Fitted with a bathroom suite comprising of pedestal wash hand basin, panel bath, fully tiled walls, tiled flooring and window to the rear elevation.

Separate WC – 4'9" (1.45m) x 2'6" (0.76m)

Comprising of WC, half tiled walls, tiled flooring and window to the rear elevation.

Outhouse

Situated to the side of the property with separate WC and store room/ utility area.

Separate WC

With WC and tiled flooring.

Store Room / Utility Area

With space and point for washing machine, tumble dryer, shower cubicle with electric power shower, tiled flooring and window to the rear and to the side elevation.

Garage

With power and light fitted.

Outside

To the front of the property there is slabbed driveway with parking space for one car which is leading to the garage. The rear of the property there is good sized plot easily maintained garden which is unoverlooked with fields across the back with further mature trees. The garden is laid to a combination of lawn and raised patio areas.

