



Henley Road, Leicester LE3 9RD



Price **£169,950**

- > A well presented and Spacious semi Detached property
- > UPVC double glazing
- > Gas central heating
- > Through lounge/diner
- > Refitted kitchen
- > Conservatory
- > Three bedrooms
- > Family bathroom
- > Large garden
- > Off road parking
- > Viewing strongly recommended

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

0116 255 4155

> sales > lettings > insurance > mortgages



TOTAL AREA: APPROX. 109.1 SQ. METRES (1174.5 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.

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

Entrance Porch

With door to the front and tiled flooring.

Entrance Hall

With under stairs cupboard, radiator fitted, tiled flooring and UPVC double glazed window to the side elevation.

Through Lounge/ Diner – 26'3" (8.0m) x 11'6" (3.51m)

With TV point, telephone point, fireplace with gas fire, two radiators fitted, coving to the ceiling, single glazed patio door through to the conservatory and UPVC double glazed bay window to the front elevation.

Refitted Kitchen – 11'5" (3.48m) x 6'6" (1.98m)

Fitted with a range of base and wall units topped by black granite work surface and inset Belfast style sink unit with mixer tap over, electric double oven, gas hob with stainless steel extractor hood over, integrated washing machine, dishwasher, fridge freezer, radiator fitted, tiling to the walls and floor, UPVC double glazed window to the side elevation and French door through to the conservatory.

Conservatory – 15'9" (4.8m) x 12'6" (3.81m)

Of UPVC construction with double glazed windows to the rear and side elevation, air conditioning, storage cupboard, access to downstairs WC, tiled flooring, French doors and single door on the right hand side leading to the rear garden.

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.

First Floor

Stairs and Landing

With UPVC double glazed window to the side elevation, loft access and doors off to the bedrooms and family bathroom.

Bedroom One – 14'3" (4.34m) x 9'11" (3.02m)

With built in wardrobes, TV point, radiator fitted and UPVC double glazed bay window to the front elevation.

Bedroom Two – 11'8" (3.56m) x 11'7" (3.53m)

With fitted wardrobes, radiator fitted and UPVC double glazed window to the rear elevation.

Bedroom Three – 8'3" (2.51m) x 7'4" (2.24m)

With radiator fitted and UPVC double glazed window to the front elevation.

Family Bathroom

Fitted with a white bathroom suite comprising of vanity wash hand basin, corner bath with mixer tap, separate corner shower cubicle with electric shower over, low level WC, heated towel rail, tiling to the walls and floor and UPVC double glazed window to the side elevation.

Outside

To the front of the property there is block paved off road parking for four cars and side gate affording access to the rear garden. The rear garden is laid to a combination of lawn and decking areas with garden shed, log cabin with further patio area and outhouse with access to the downstairs WC.

