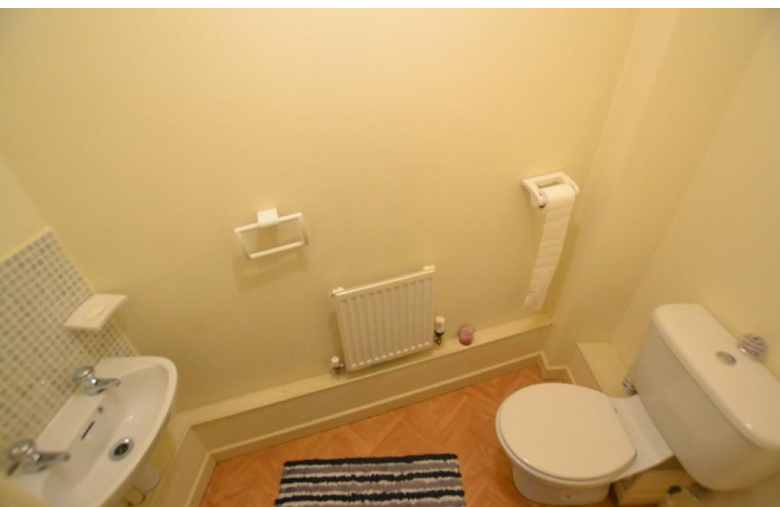


FOR SALE



Larchmont Road, Leicester

5 Bedrooms, 3 Bathroom, Townhouse

Asking Price Of £300,000



- Neo-georgian town house
- Five Bedrooms
- Three Bathrooms
- Two En-suites
- Fully Fitted Kitchen
- Low maintenance garden
- Double Glazing

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		

PROPERTY DESCRIPTION A three storey town house is conveniently located within walking distance of the City. Offers five bedrooms, ensuite shower and two further bathrooms. Lounge/ Dining room and a fully fitted Kitchen to include all appliances.

The flexible accommodation is arranged over three levels the Lounge/Dining room has patio doors which lead out to a compact low maintenance rear garden, a Fully fitted kitchen to include all essential appliances, Hallway to stairs and downstairs cloakroom. On the first floor is there is Master Bedroom which benefits from built-in wardrobes and an ensuite shower room. There is also a separate family bathroom and a single bedroom which could be used

On the second floor are two more double bedrooms and another single bedroom, plus a further bathroom (this area could be used as a separate suite, for couples sharing)

No Chain.



HALLWAY Door to front, radiator, understairs cupboard and stairs to first floor.

LOUNGE 11' 1" x 18' 7" (3.38m x 5.66m) Double glazed windows to the rear, double glazed patio doors leading to the garden, TV point, radiator and hard floor.

KITCHEN 11' 0" x 6' 7" (3.35m x 2.01m) Fitted kitchen comprising wall & base units with work surfaces over, stainless steel sink drainer unit with mixer tap. Integrated electric oven, gas hob, cooker hood, space fridge freezer & washing machine. Double glazed window to the front.

WC 6' 6" x 3' 11" (1.98m x 1.19m) With WC, hand wash basin & radiator.

FIRST FLOOR LANDING Leading to two bedrooms with ensembles and stairs to the second floor.

BEDROOM 12' 1" x 11' 1" (3.68m x 3.38m) Two Double glazed windows to the front, built in wardrobes, radiator and door to en suite.

ENSUITE 6' 5" x 7' 4" (1.96m x 2.24m) Shower cubicle, WC, hand wash basin and radiator.

BEDROOM Two double glazed window to the rear, built



in wardrobe, radiator and door to ensuite.

ENSUITE Shower cubicle, WC, hand wash basin and radiator.

SECOND FLOOR LANDING With stairs rising from the first floor. Hot water cylinder cupboard & airing cupboard.

BEDROOM 11' 1" x 10' 3" (3.38m x 3.12m) Two Double glazed windows to the front, built in wardrobes and radiator.

BEDROOM 10' 3" x 9' 4" (3.12m x 2.84m) Double glazed window to the rear, built in wardrobes and radiator.

BEDROOM 6' 6" x 11' 5" (1.98m x 3.48m) Double glazed window to the rear and radiator.

BATHROOM 5' 0" x 8' 0" (1.52m x 2.44m) Bath, WC, hand wash basin, extractor fan and radiator.

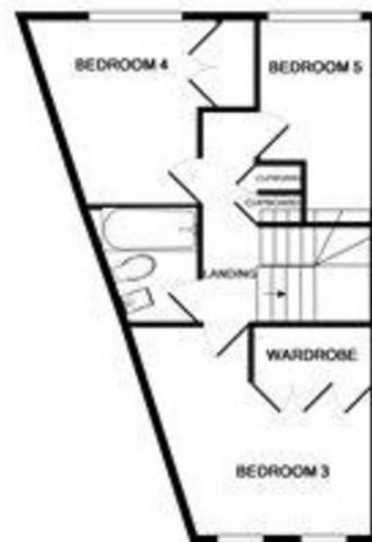
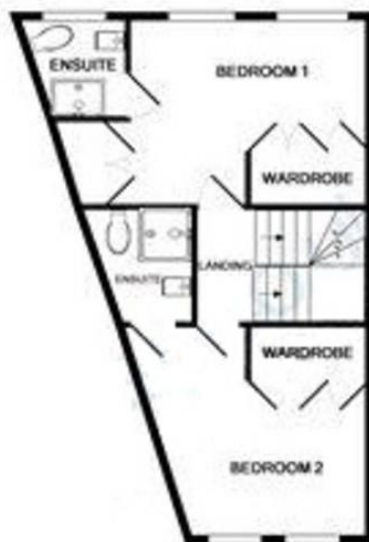
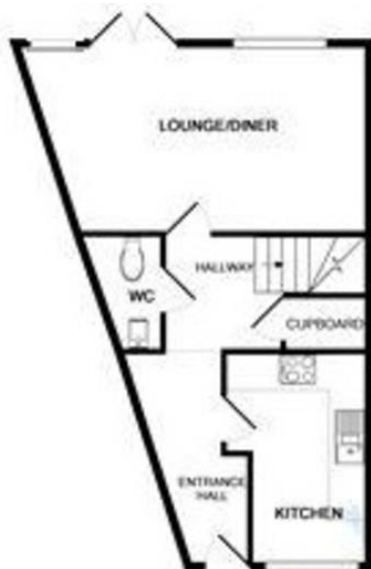
OUTSIDE Parking

The property benefits from two private off road parking spaces.

Rear of Property

To the rear of the property is a patio area, easy to maintain lawn with separate access via rear alley.





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.