



## Verdale Avenue, Leicester, LE4 9TH

**£350,000**

A Substantially extended and versatile three bedroom family home positioned on a large landscaped plot providing high degrees of privacy. The extended ground floor accommodation provides a 21' family living area with additional garden room that allows a variety of uses that could include a 4th bedroom with en suite and kitchen facilities separate from the original ground floor rooms. The remainder of the ground floor includes a bay fronted living room, dining room, re fitted kitchen area and entrance hall. To the first floor there are three well proportioned bedrooms and a luxury re fitted bathroom with separate shower enclosure and stand alone bath. Outside the rear gardens are landscaped and provide high degrees of privacy.





# 13 Verdale Avenue, Leicester, LE4 9TH

## ENTRANCE HALL

Stairs to first floor, tiled flooring

## LIVING ROOM 14'9" x 12'1" (4.5 x 3.7)

Double glazed bay window to front aspect, carpet flooring

## DINING ROOM 11'1" x 9'10" (3.4 x 3.0)

Double glazed doors to rear gardens, carpet flooring

## KITCHEN 9'10" x 9'2" (3.0 x 2.8)

Double glazed window to rear, open plan to family area, tiled flooring, a range of floor and wall units with work surfaces over, tiled flooring, integrated appliances

## FAMILY ROOM 21'11" x 6'10" (6.7 x 2.1)

Matching wall and base units with work surfaces over, tiled flooring, ceiling spot lighting, open plan to garden room, doors to shower room

## GARDEN ROOM 17'8" x 9'10" (5.4 x 3.0)

Double glazed doors and window to rear gardens, ceiling spot lighting, laminate flooring

## SHOWER ROOM

Shower enclosure, low level wc, wash hand basin, heated towel rail

## FIRST FLOOR LANDING

Loft access, carpet flooring

## BEDROOM 11'5" x 10'2" (3.5 x 3.1)

Double glazed window, carpet flooring

## BEDROOM 12'1" x 8'10" (3.7 x 2.7)

Double glazed window, carpet flooring

## BEDROOM 8'2" x 6'10" (2.5 x 2.1)

Double glazed window, carpet flooring

## BATHROOM

Re fitted bathroom with matching white suite, shower enclosure, free standing bath, low level wc, wash hand basin, tiled surrounds, frosted double glazed window

## GARDEN GYM / OFFICE 25'7" x 9'2" (7.8 x 2.8)

Timber framed garden room with power and light, outside lighting, laminate flooring, currently in use as a gym

## REAR GARDENS

Extensive lawned area, raised decked seating area, fully enclosed by panel fencing, high degrees of privacy

## PARKING

Parking for two to three vehicles to front of property









