

FOR SALE

5 Bed Semi-Detached House in Belvoir Drive, Leicester LE2 8PB

Offers Around £400,000



PROPERTY FEATURES

- Period Semi Detached
- Three Story
- Five Bedrooms
- Refitted Shower Room And Ensuite
- Three Reception Rooms
- Highly Desirable Street Location
- Well Presented
- Fitted Kitchen
- Landscaped Gardens
- Internal Inspection Recommended



FULL DESCRIPTION

HALLWAY

Main entrance hallway with harlequin tiled flooring, radiator, large storage cupboard under stairs.

LOUNGE

16' 0" x 14' 0" (4.88m x 4.27m) Light and spacious front reception room with Upvc double glazed bay window to the front elevation, radiator, carpeted flooring, fireplace with feature surround.



SECOND RECEPTION / REAR LOUNGE

14' 0" x 14' 0" (4.27m x 4.27m) Upvc double glazed window to the rear elevation, carpeted flooring, radiator, gas fire with feature surround.

DINING ROOM

13' 0" x 10' 0" (3.96m x 3.05m) Upvc double glazed window to the side elevation, carpeted flooring, radiator.



KITCHEN

13' 0" x 10' 0" (3.96m x 3.05m) Fitted kitchen with a range of stylish wall and base level units, roll edge work surfaces, range cooker with extraction over, plumbing and space for dishwasher, washing machine and drier, sink and drainer, tiled flooring, tiling in part throughout, Upvc double glazed window to the side elevation, Upvc double glazed door to the side elevation.

GROUND FLOOR W.C

Comprising a low level flush W.C, wash basin, opaque Upvc double glazed window to the side elevation.

FIRST LANDING

From main entrance hallway leading to.



Phillips George



MASTER BEDROOM

16' 0" x 14' 0" (4.88m x 4.27m) Upvc double glazed window to the front elevation, radiator, carpeted flooring, wrought iron feature fire with surround.

BEDROOM TWO

14' 0" x 14' 0" (4.27m x 4.27m) Upvc double glazed window to the rear elevation, laminate wooden flooring, radiator.

BEDROOM THREE

13' 0" x 10' 0" (3.96m x 3.05m) Upvc double glazed windows to the rear and side elevation, carpeted flooring, wrought iron fire place.

ENSUITE SHOWER ROOM

Comprising a refurbished three piece suite, shower cubicle, low level flush W.C, wash basin, tiling in part.

BATHROOM

Refurbished family bathroom with double shower cubicle, bath, low level flush W.C, wash basin, opaque Upvc double glazed window to the side elevation, tiled throughout, towel radiator.

SECOND FLOOR SEPARATE W.C

Comprising a low level flush W.C, wash basin, opaque Upvc double glazed window to the side elevation.

SECOND LANDING

Further stair rising to second floor and leading to.

BEDROOM FOUR

17' 0" x 8' 0" (5.18m x 2.44m) Upvc double glazed window to the side elevation, skylight window to the rear elevation, carpeted flooring, radiator.

BEDROOM FIVE

14' 0" x 8' 0" (4.27m x 2.44m) Upvc double glazed window to the side elevation, carpeted flooring, radiator.

OUTSIDE

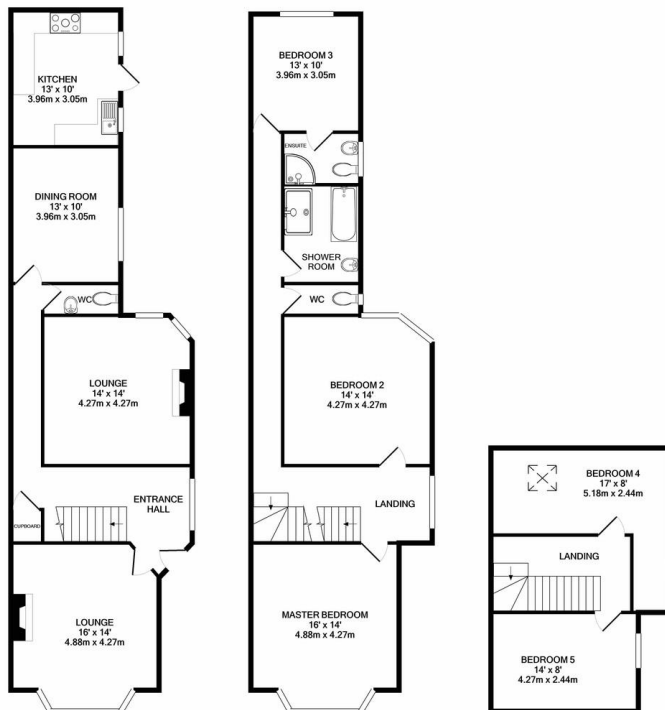
Landscaped rear garden with brick paved patio area, lawned area, fenced borders, a range of outbuildings with power and lighting, side gated access leads to a shared access pathway.





| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 65 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Address:
Belvoir Drive, Aylestone
Reference:
PG1



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.

