



Asking Price £600,000

Welford Road, Leicester, LE2 6FP

- Detached Double Fronted Residence
- Three Reception Rooms
- Downstairs Shower Room and Utility Area
- Ensuite Shower Room and Dressing Area
- Freehold No Upper Chain
- Four Double Bedrooms
- Kitchen-Diner
- Integral Garage
- Bathroom
- Awaiting EPC Council Tax Band F



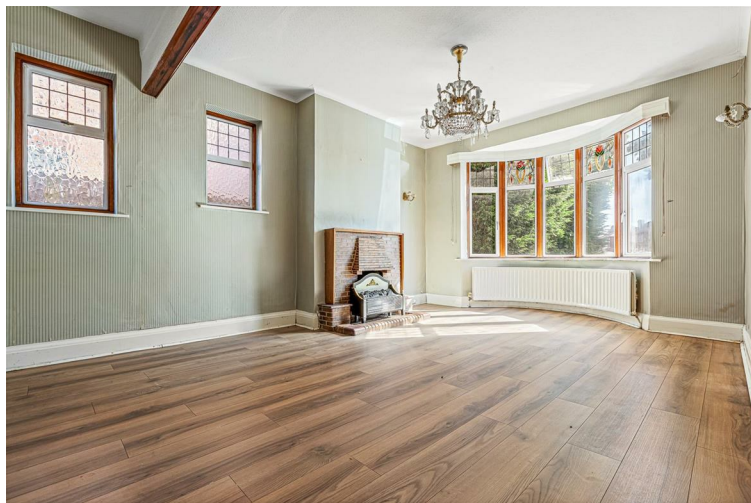
A DOUBLE FRONTED DETACHED residence set back from the road with carriage DRIVEWAY.

The house has been extended and provides great living accommodation and space for entertaining.

Offered for sale wit NO UPPER CHAIN this is a great opportunity to purchase a house that REQUIRES REFURBISHMENT.

Briefly comprising entrance hallway, study, lounge, kitchen-diner, family room, shower room, utility area and integral garage on the ground floor, Upstairs there are FOUR DOUBLE BEDROOMS with the main bedroom benefiting from an en-suite shower room, walk in wardrobe, and balcony, and a family bathroom.

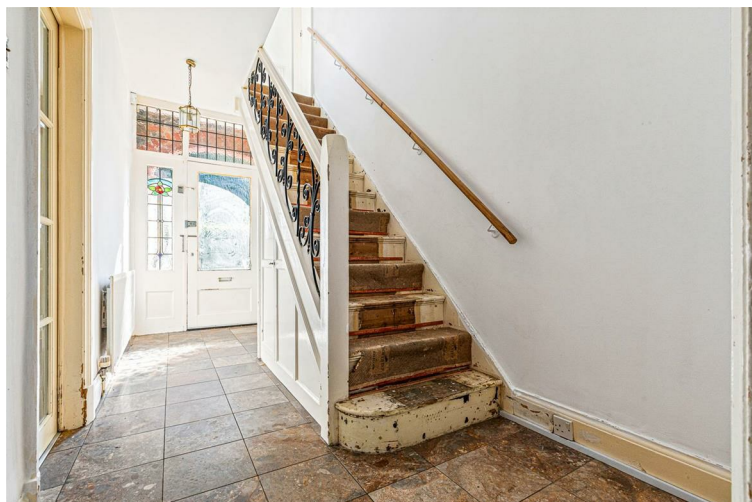
To the rear is a GOOD SIZED REAR GARDEN mainly laid to lawn, with large patio/seating area and mature trees, hedges and shrubs.



LOUNGE

18'1" x 12'0" (5.52 x 3.68)

Electric fireplace, radiator, double glazed bay window to the front and two frosted double glazed windows to side aspect.



ENTRANCE HALL

Ramp leading up to the front door with two stained glass patterned windows, tiled floor, under stairs cupboard, radiator, staircase rising to first floor.



STUDY

14'1" x 8'5" (4.31 x 2.59)

Serving hatch into kitchen, radiator, double glazed window to front aspect.



KITCHEN/DINER
27'5" x 14'6" (8.36 x 4.43)



DINING AREA
14'6" x 12'7" (4.43 x 3.85)

Radiator, gas fire attached to wall, two double glazed windows to side aspect, door leading into family room,



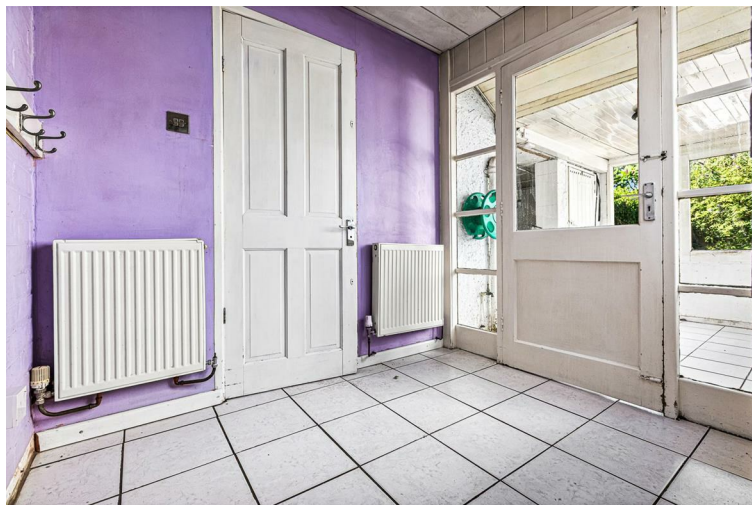
KITCHEN AREA
14'11" to bay x 14'7" (4.57 to bay x 4.45)

Fitted units with worktops and tiled splash backs, breakfast bar, sink with drainer, five ring gas hob with extractor, double oven, integrated fridge freezer and dishwasher, serving hatch into study, spot lights, double glazed bay window to rear aspect, door to side aspect leading into inner hallway.



FAMILY ROOM
23'11" x 18'0" (7.30 x 5.49)

Three Radiators, wooden flooring, double glazed window and door to rear aspect, two sets of sliding double glazed doors to side aspect leading onto patio area.



INNER HALLWAY

7'8" x 5'10" (2.34 x 1.80)

Tiled floor, two radiators, window to side aspect, door into utility room, door leading into integral garage.



DOWNSTAIRS SHOWER ROOM

9'6" x 6'4" (2.91 x 1.94)

Walk in shower with mains shower, low level W/C, twin basins set into fitted furniture, heated towel rail, spot lights, radiator, double glazed frosted window to side aspect,



UTILITY ROOM

12'6" x 10'2" (3.83 x 3.11)

Sink with drainer, plumbing for washing machine, tiled floor, part tiled walls, 'Worcester' boiler, water tap, window to rear and side aspect, door to rear elevation.



LANDING

34'9" x 6'2" max (10.6 x 1.90 max)

Two radiators, frosted double glazed windows to front rear and side aspects.



BEDROOM ONE

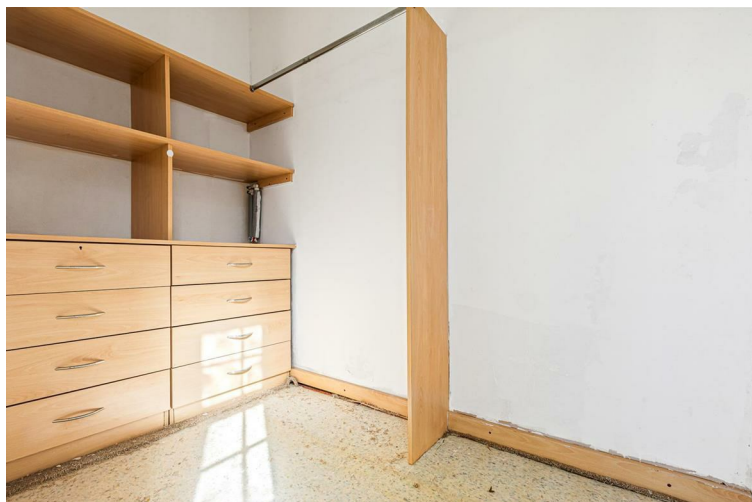
19'7" x 13'0" (5.97 x 3.97)

Three Radiators, double glazed windows to front and rear aspects, double glazed door to rear aspect leading onto balcony.

EN-SUITE SHOWER ROOM

10'8" x 4'7" (3.26 x 1.40)

Walk in shower cubicle with mains shower, low level W/C, vanity wash hand basin, heated towel rail, tiled walls and floor, double glazed window to rear aspect.



EN-SUITE DRESSING AREA

8'5" x 4'7" (2.59 x 1.41)

Fitted shelves and drawers.

BALCONY

Overlooks the rear garden.



BEDROOM TWO

14'10" to bay x 12'1" (4.53 to bay x 3.70)

Fitted wardrobe with built in dressing table, radiator, double glazed bay window to front aspect.

BEDROOM THREE

14'7" x 12'7" (4.46 x 3.85)

Radiator, double glazed window to rear aspect.



BEDROOM FOUR

17'5" x 8'5" (5.32 x 2.57)

Radiator, double glazed windows to front and side aspects.



BATHROOM

10'11" x 7'7" (3.33 x 2.32)

Bath with shower attachment, shower cubicle with mains shower, vanity unit, low level W/C, heated towel rail, spot lights, tiled floor and walls, double glazed frosted window to rear aspect.

INTEGRAL GARAGE

22'10" x 12'7" (6.97 x 3.86)

Up and over door, radiator, mega flow tank, gas meter, door to rear leading into inner hallway, double glazed door to front aspect.



OUTSIDE

A large rear garden with patio area, laid to lawn with established trees shrubs and hedges.

To the front there is a carriage driveway with mature hedges.



FREE VALUATION

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GENERAL REMARKS

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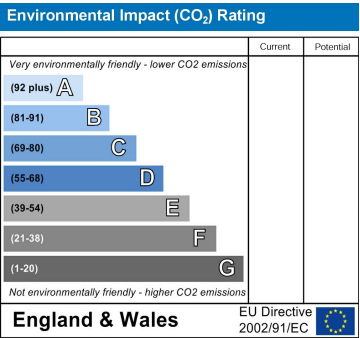
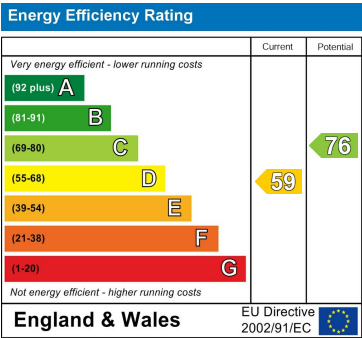
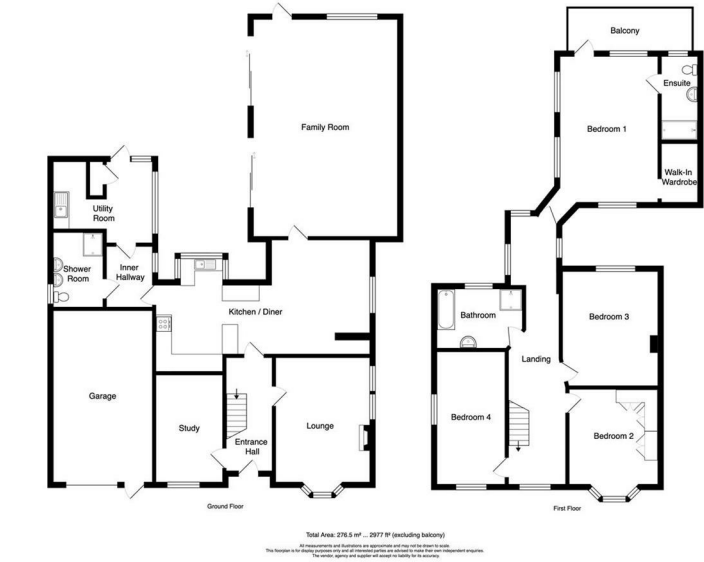
VIEWING TIMES

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- Regular contact from our office with updates
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- Floor plan service

