



## 4 FAIRACRE ROAD, LEICESTER, LE9 8HH

**OFFERS OVER £250,000**

Well presented modern extended semi detached family home. Sought after and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, bus service, public houses and good access to major road links. The property benefits from a feature fireplace, gas central heating & UPVC SUDG. Spacious accommodation offers large entrance hallway, lounge, kitchen & dining room. Three bedrooms and family bathroom with shower. driveway to detached garage front and good sized rear garden including greenhouse. Blinds included.



## TENURE

Freehold  
Council Tax Band C

## ACCOMMODATION

UPVC SUDG door to

## ENTRANCE HALLWAY

6'7" x 17'5" (2.03 x 5.32)

With double panel radiator, smoke alarm, spindle balustrade staircase, panel door to



## LOUNGE

11'10" x 15'1" (3.63 x 4.61)

With double panel radiator, TV aerial point. feature fireplace with timber mantle, marble backing and hearth incorporating a gas fire, coving to ceiling, panelled door to



## KITCHEN L SHAPE

15'10" x 17'7" (4.85 x 5.37)

With tiled flooring, a range of solid wood floor standing kitchen cupboard units with double Hotpoint oven, four ring gas hob, with extractor above. stone effect working surfaces, one and a half stainless steel sink with chrome tap, tiled splashback, inset spotlights. Further matching range of wall cupboard units and larder unit one housing the Potterton conventional boiler, panel door to under stairs storage cupboard housing the fuse board, opening to



## DINING ROOM

9'5" x 8'5" (2.89 x 2.57)

With double panel radiator, coving to ceiling,



## FIRST FLOOR LANDING

With smoke alarm, panel door to storage cupboard housing the immersion tank for domestic hot water, panel door to

### **BEDROOM ONE TO FRONT**

12'5" x 12'11" (3.81 x 3.96)

With single panel radiator, inset spotlights, built in wardrobes with shelving and hanging rails and drawers, matching dressing table.



### **BEDROOM TWO**

12'6" x 10'11" (3.82 x 3.34)

With single panel radiator.



### **BEDROOM THREE**

7'10" x 8'1" (2.41 x 2.48)

With single panel radiator, loft access, the loft is partially boarded, panel door to over stairs storage cupboard.



### **FAMILY BATHROOM**

7'8" x 5'9" (2.35 x 1.76)

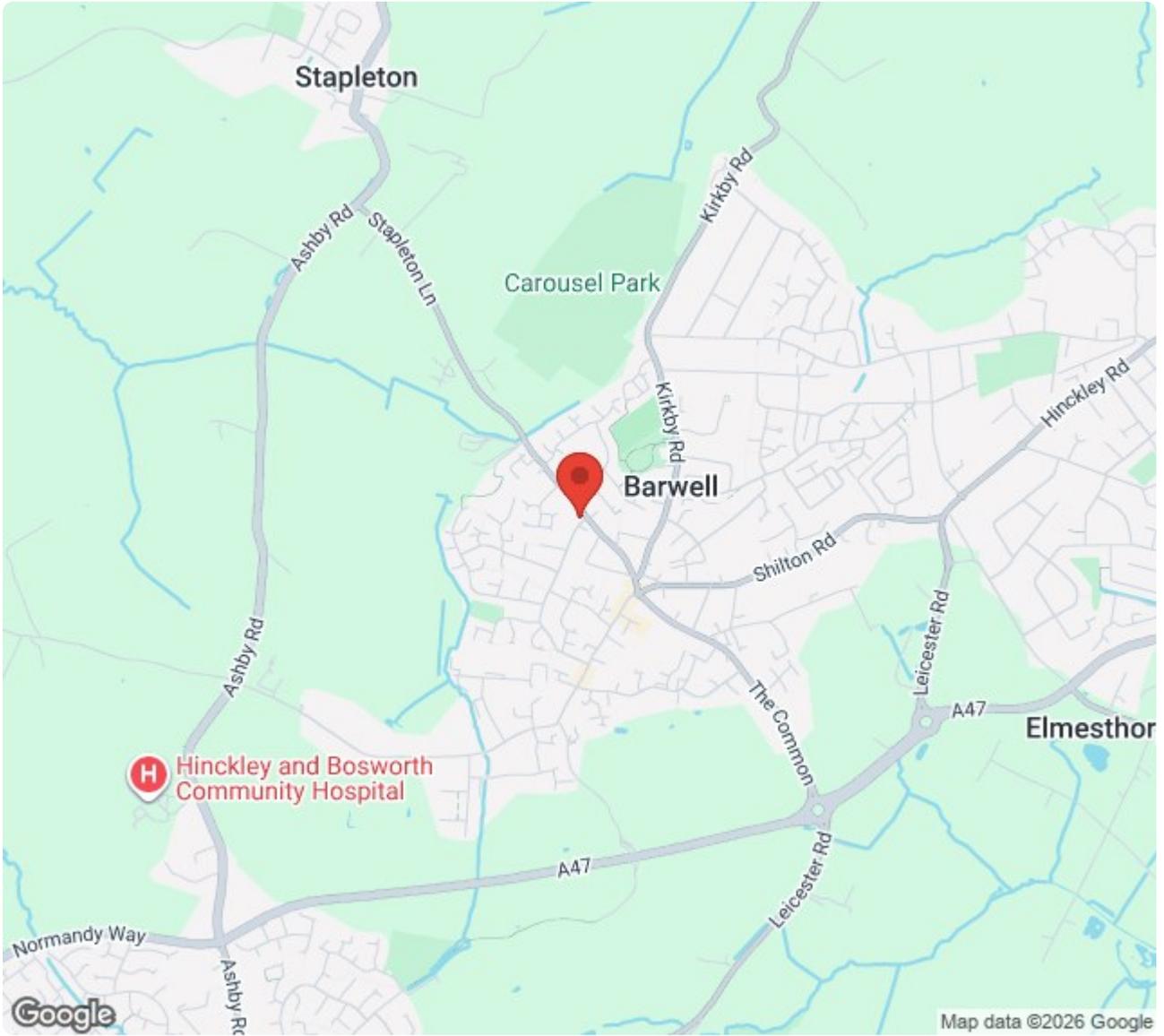
With wood effect vinyl flooring, double vanity unit housing the toilet and sink with storage and chrome taps, wall mounted unit with mirror, storage and lighting, inset spotlights, extractor fan, panelled bath with chrome mixer tap, electric shower above, chrome towel heater.



### **OUTSIDE**

The property to front is a tarmac and decorative stone driveway with concrete fence surrounding, raised sleeper bed leads to a garage with up and over door, electric and lighting. Outside the property to the rear is a tiled and stone patio adjacent to the rear of the house. The garden is fenced and enclosed with raised sleeper beds and greenhouse.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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