



62 Stamford Street, Leicester, LE3 8DL

£300,000

EDWARDIAN DETACHED HOME close to village centre, offering tremendous SCOPE FOR FURTHER IMPROVEMENT. FGCH & maj UPVC d/g, new roof. 22' lounge-diner, dining room, 17' fitted kitchen. TWO LARGE DOUBLE BEDROOMS. Extensive gardens, driveway & garage.

Porch

Hardwood multiglazed twin doors into a brick built porch.

Lounge 22'3 x 18'4 (6.78m x 5.59m)

Hardwood multi-glazed entrance door leads into the open plan lounge. A spacious L-shaped room with dual aspect. UPVC double glazed sliding patio doors to rear, UPVC double glazed window to front, two radiators, stairs to first floor.

Dining Room 15'2 x 12'2 (4.62m x 3.71m)

UPVC double glazed sliding patio doors to rear, UPVC double glazed bay window to front, radiator, gas fire.

Kitchen 17'8 x 8' (5.38m x 2.44m)

UPVC split stable door, UPVC double glazed window to side, tiled floor, fitted with a bespoke range of base, drawer & eye level units, work surfaces, double Belfast sink unit, built-in electric double oven, ceramic hob with extractor hood, integrated dishwasher, radiator.

First Floor Landing

Sash window, fitted carpet, radiator.

Bedroom One 13' x 12'3 (3.96m x 3.73m)

UPVC double glazed window to front, fitted carpet, radiator, built-in wardrobes.

Bedroom Two 13' x 12' (3.96m x 3.66m)

UPVC double glazed window to front, radiator.

Box-Bedroom Three 6' x 4'6 (1.83m x 1.37m)

UPVC double glazed window to front, fitted carpet, access to loft.

Shower Room 8'10 x 7'9 (2.69m x 2.36m)

UPVC double glazed opaque window, radiator, tiled floor, fully tiled walls, corner shower cubicle, wash hand basin, wc, airing cupboard housing combination boiler.

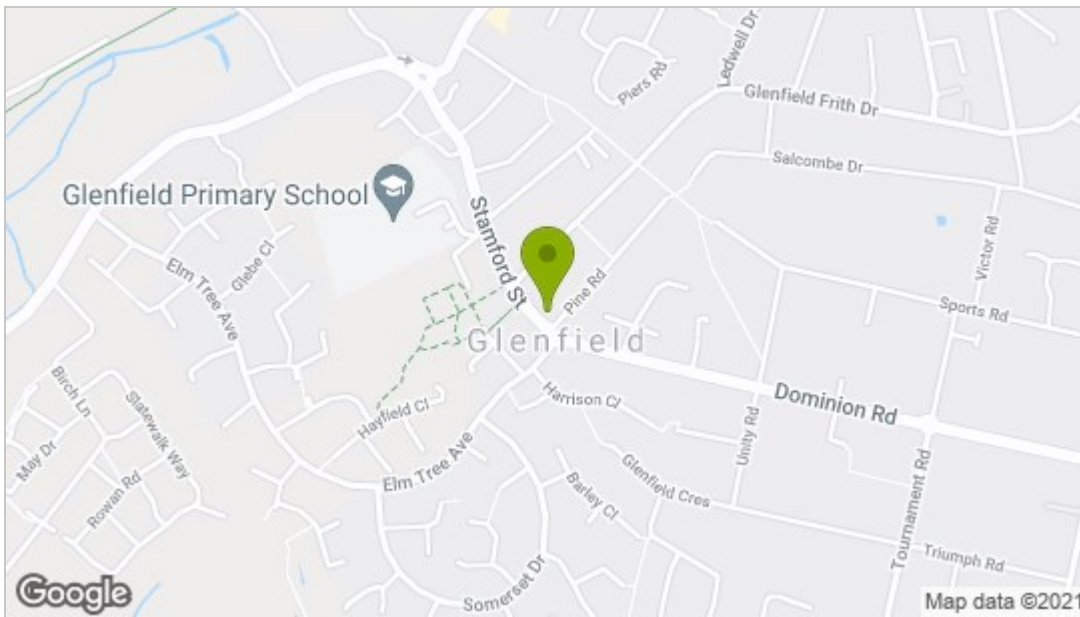
Outside

The front of the property has an enclosed garden area with stone walling and a wrought iron gate leading to driveway and single detached brick built garage.

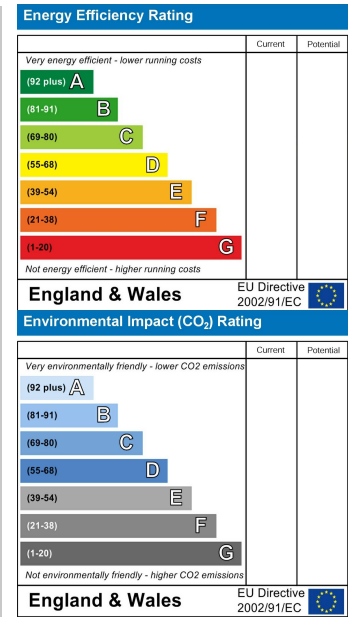
The rear garden is mainly laid to lawn with paved patio, damson, apple & plum trees, fully fenced boundaries and a paved area to the side.

Floor Plan

Area Map



Energy Efficiency Graph



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