



18 Danehurst Avenue, Leicester, LE3 6DB

£270,000

1930's DOUBLE BAY FRONTED 3 bedroom detached in sought after location opposite well regarded school. FGCH & UPVC d/g & offering SCOPE FOR IMPROVEMENT. Kitchen, two reception rooms, good sized bathroom. Gardens, driveway, garage, outbuildings. NO CHAIN!

## **Porch**

An interesting large porch with UPVC double glazed sides and entrance door, tiled floor.

## **Entrance Hall**

Original stained glass entrance door, fitted carpet, radiator, stairs to first floor, picture rails, under-stairs cupboard.

## **Lounge 13' x 11'4 (3.96m x 3.45m)**

A comfortable front facing living room, 5 pane UPVC double glazed bay window to front with leaded lights, fitted carpet, radiator, picture rail.

## **Sitting Room 14'6 x 11'4 (4.42m x 3.45m)**

The larger of the two reception rooms each with high ceilings, UPVC double glazed door and side panels to the rear gardens, two radiators, fitted carpet, living flame gas fire set in stone fireplace.

## **Kitchen 10'6 x 6'6 (3.20m x 1.98m)**

A small kitchen but has potential to either open up into the rear sitting room or extend to the rear (each option, of course, subject to usual consents) UPVC double glazed window to rear, hardwood glazed single door to side, vinyl flooring, fitted with a range of basic units, work surfaces, double drainer stainless steel sink unit with mixer taps, provision for washing machine, floor mounted Glowworm Hideaway central heating boiler. Pantry store with single glazed opaque window and shelving.

## **1st Floor: Landing**

Upstairs a landing gives access to all first floor rooms, stained glass window to side, picture rails.

## **Bedroom One 13'8 x 10'8 (4.17m x 3.25m)**

A double bedroom with 5 paned UPVC double glazed bay window to front with leaded lights, fitted carpet, radiator, picture rails.

## **Bedroom Two 14' x 11'3 (4.27m x 3.43m)**

An equally good sized double bedroom with superb views due to the elevated position of this property. UPVC double glazed window to rear, fitted carpet, radiator, vanity wash hand basin, hot water cylinder set within wardrobes, picture rails.

## **Bedroom Three 8'2 x 6'10 (2.49m x 2.08m)**

UPVC double glazed window to front, fitted carpet, radiator, picture rails.

## **Bathroom 9'4 x 6' (2.84m x 1.83m)**

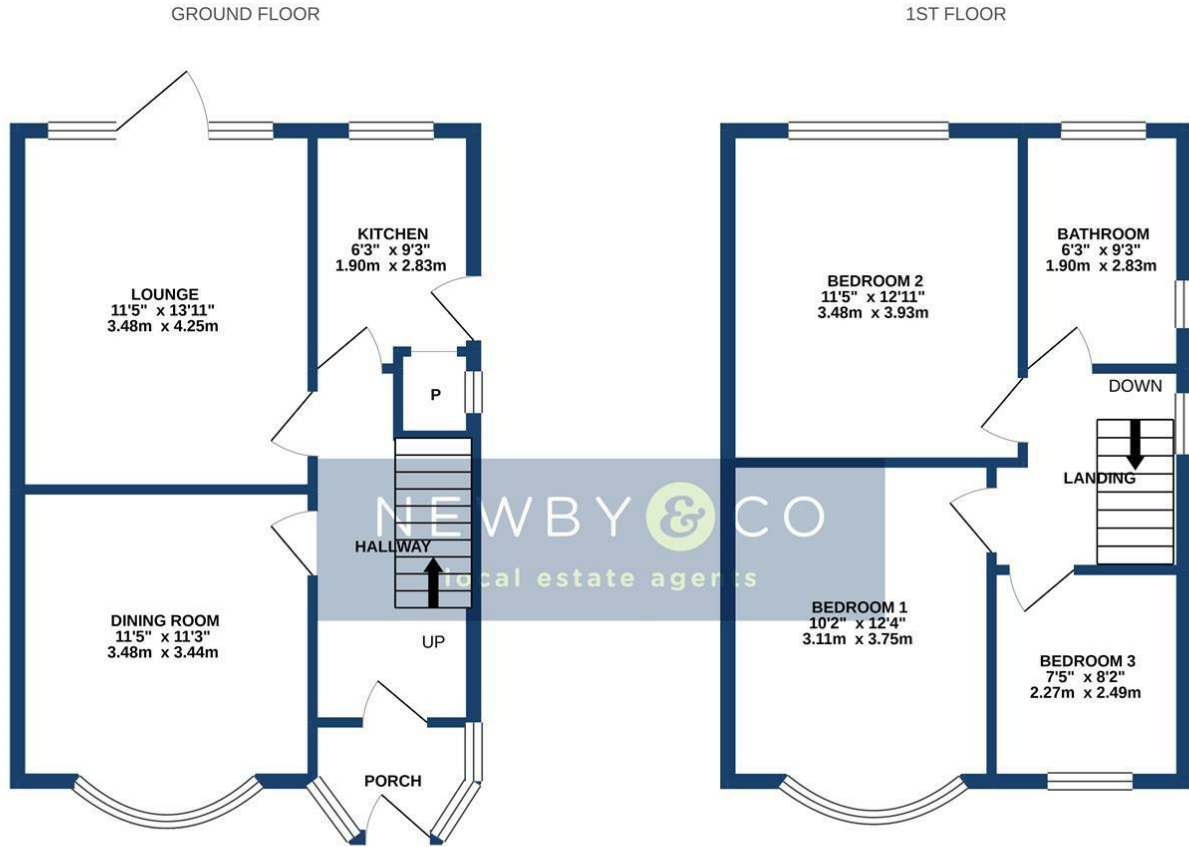
A really generous sized bathroom offering tremendous potential for remodelling. UPVC double glazed opaque window to rear, additional window to side, radiator, panelled bath with shower over, pedestal wash hand basin, wc, access to loft.

## **Outside**

The front of the property has an enclosed garden comprising of lawn, shrubs, trees including feature palm & fenced boundaries, driveway leading to garage (16'6 x 7'6) with timber gates and a timber shed to the rear.

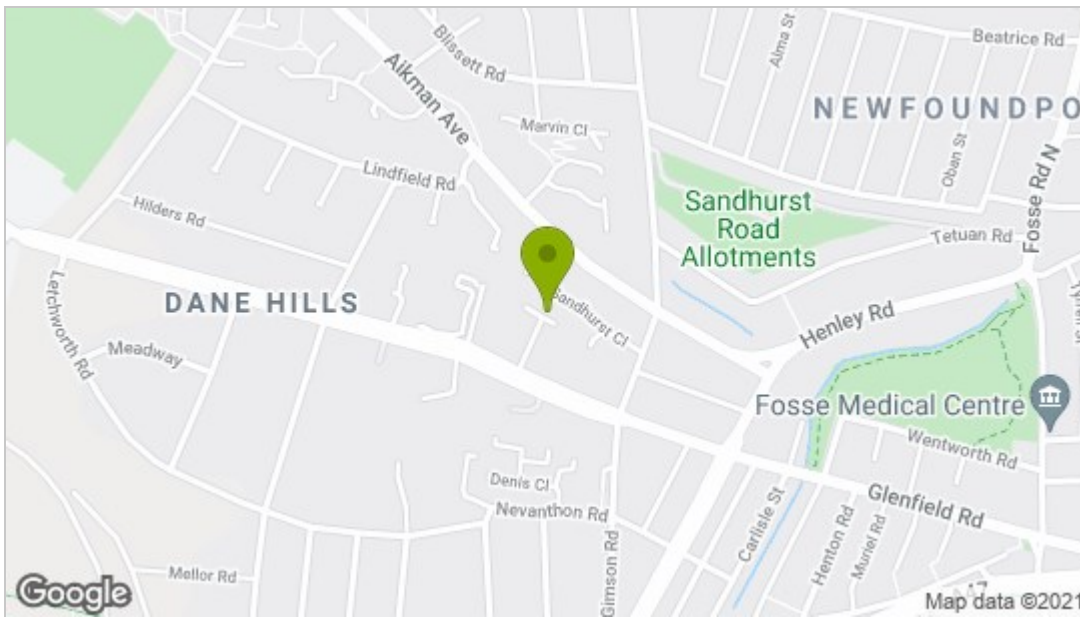
The rear garden is particularly private being on two levels and approx 40' long with paved patio, brick store, wc, steps down to a lawn and fenced boundaries, hedge and trees.

# Floor Plan

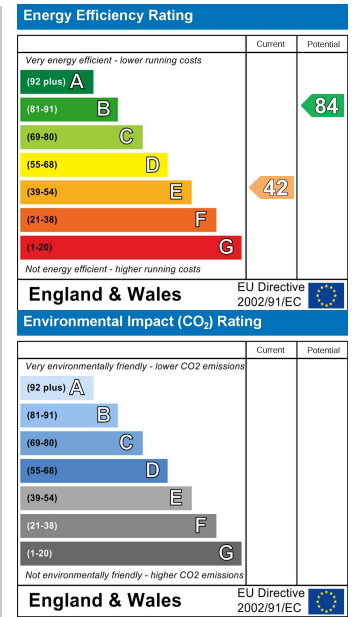


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph



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