



34 Carmen Grove, Leicester, LE6 0BA

£279,950

A well presented extended 2 bedroom detached bungalow in a popular residential location close to an excellent range of local amenities, eg shops, schools, open countryside and major road links. The property benefits from full gas central heating ( 3 year old combi boiler), UPVC double glazing, modern kitchen and bathroom. The good sized accommodation comprises entrance hall, 15' lounge, extended fully fitted 32' kitchen diner, 2 double bedrooms and wet room. Driveway for two cars to front, private easily maintained gardens to rear. Early viewing advised!

## **Hall**

UPVC double glazed entrance door entering from the side leading into the hall providing access to both bedrooms, the bathroom and lounge, with laminate flooring and a radiator.

## **Lounge 15'4 x 12' (4.67m x 3.66m)**

A lovely living space with laminate flooring and opening v-lux skylights. Radiator. With sliding UPVC patio doors out to the garden.

## **Kitchen/Diner 32'6 x 7'6 (9.91m x 2.29m )**

Sliding patio doors to the garden and 3 UPVC double glazed windows facing the rear and side of property. A range of base, drawer and eye level units, work surfaces with upstands, a stainless steel sink unit with mixer taps. Laminate flooring. Built in electric double oven/grill, and gas hob with extractor hood. Provision for washing machine and dishwasher.

## **Bedroom One 12' x 10'6 (3.66m x 3.20m )**

UPVC double glazed front facing window. Laminate flooring and radiator. With access to loft.

## **Bedroom Two 12' x 10'8 (3.66m x 3.25m )**

UPVC double glazed front facing window. Radiator and laminate flooring.

## **Wet room 7'8 x 5'6 (2.34m x 1.68m )**

A contemporary white suite with an electric shower, wash hand basin and WC. Extractor fan to ceiling and fully tiled walls. UPVC double glazed opaque window looking out to the side of the property. Radiator.

## **Outside**

The front of the property has a driveway providing parking for 2 cars side by side.

The private rear garden has patio area and artificial grass with fully fenced boundaries.

# Floor Plan

GROUND FLOOR  
801 sq.ft. (74.4 sq.m.) approx.

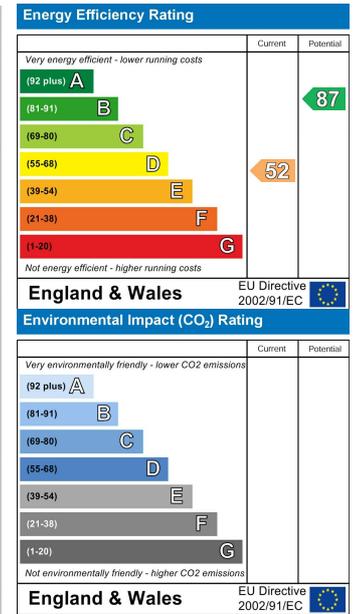


TOTAL FLOOR AREA: 801 sq.ft. (74.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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