



21 Cokayne Road, Leicester, LE3 6NE

£175,000

Well maintained 3 bed semi in popular location, FGCH, UPVC double glazed, LARGE REAR GARDENS.
Two reception rooms, modern kitchen & bathroom. NO UPWARD CHAIN

Entrance Hall

UPVC panelled entrance door with two double glazed panels, laminate floor, radiator, carpeted stairs to first floor, large understairs store housing consumer unit and gas and electric pre-pay meters.

Lounge 13'2 x 12'7 (4.01m x 3.84m)

UPVC double glazed window to front, radiator, laminate floor, coving to ceiling.

Dining Room 10'2 x 9' (3.10m x 2.74m)

UPVC double glazed window to rear, laminate floor, radiator, coving to ceiling.

Kitchen 10'3 x 9'6 (3.12m x 2.90m)

UPVC double glazed door and window to rear, vinyl flooring, fitted with a range of modern base, drawer & eye level unit, work surfaces, tiled splashback, stainless steel sink unit with mixer tap, built-in electric oven, gas hob with extractor hood, radiator, provision for washing machine and space for tall fridge freezer, coving to ceiling.

First Floor Landing

Galleried landing with fitted carpet, access to loft.

Bedroom One 12' x 10'3 (3.66m x 3.12m)

UPVC double glazed window to front, fitted carpet, radiator, recessed cupboard, airing cupboard housing Glowworm combination boiler, coving to ceiling.

Bedroom Two 11'2 x 9'10 (3.40m x 3.00m)

UPVC double glazed window to rear, fitted carpet, radiator, coving to ceiling, freestanding wardrobes included in sale.

Bedroom Three 8'3 x 8'2 (2.51m x 2.49m)

UPVC double glazed window to front, fitted carpet, radiator, freestanding wardrobes included in sale.

Bathroom 7'6 x 5'6 (2.29m x 1.68m)

UPVC double glazed opaque window to rear, vinyl flooring, radiator, fully tiled walls around bath area, panelled bath with mains shower over, pedestal wash hand basin, wc.

Outside

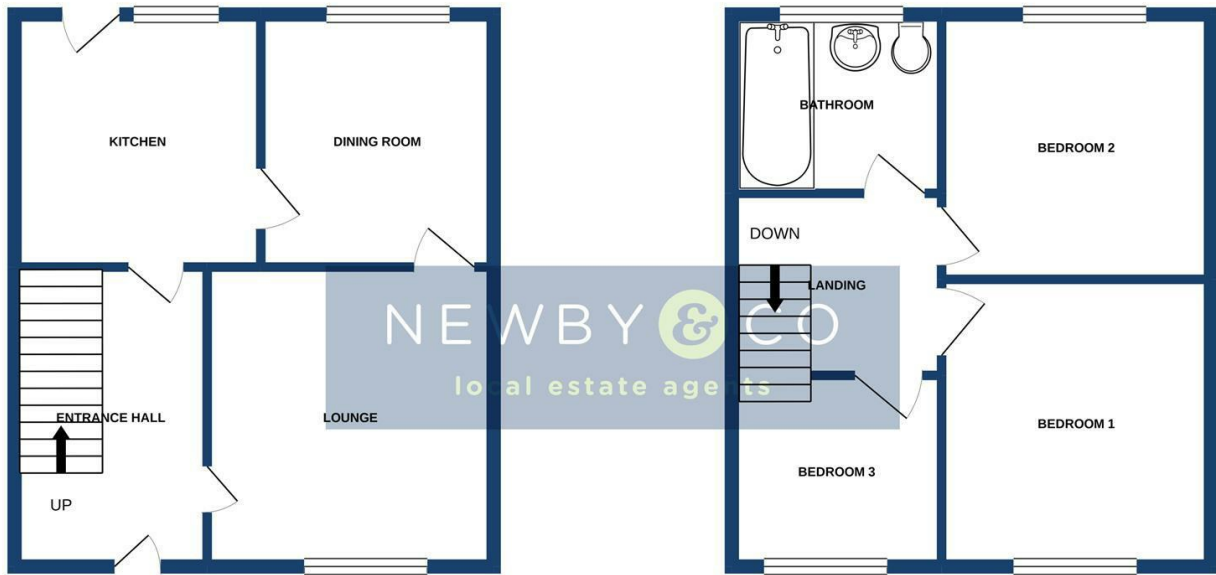
To the front of the property is a communal green area. The front garden has fence and walled

boundaries, a concrete path and gravelled inserts. The large wedge shaped rear garden is approx 60-70' to each boundary and has patio, lawns, brick store, fenced boundaries.

Floor Plan

GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.

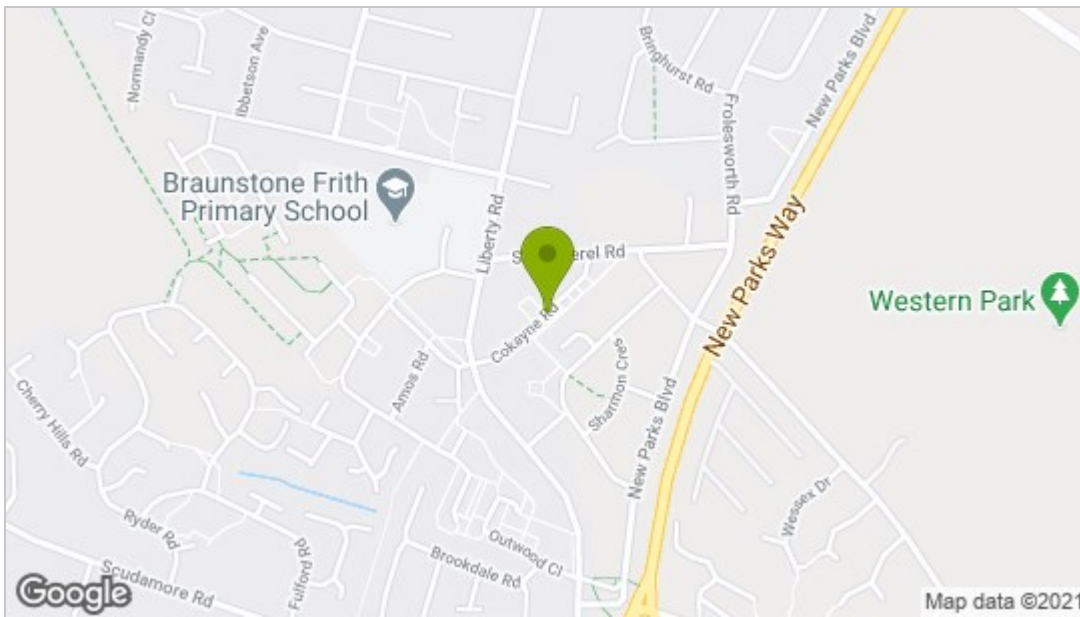
1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



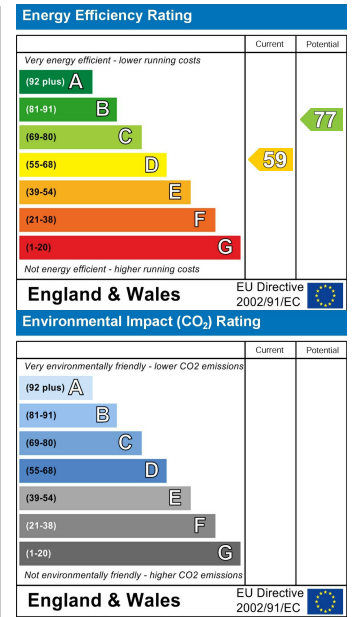
TOTAL FLOOR AREA : 902 sq.ft. (83.8 sq.m.) approx.

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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