



14 Deveron Drive, Leicester, LE19 4LQ

£275,000

A well presented 2 year old 3 bedroom link-detached family home in sought after residential location close to open countryside and with easy access to major road links. The property which is detached to the ground floor accommodation benefits from full gas central heating, UPVC double glazing, intruder alarm. On the ground floor there is an entrance hall, lounge, cloaks/wc, 15' kitchen-diner (oven/hob) Upstairs, there is a landing, 3 bedrooms, bathroom with bath and separate shower. Gardens to front and rear, driveway for two cars. Internal inspection highly recommended!

Hall

Entrance door, radiator, stairs to first floor.

Cloaks/wc

Wash hand basin, wc.

Lounge 15'9 x 12' (4.80m x 3.66m)

UPVC double glazed bay window to front, two radiators, fitted carpet, under-stairs store.

Living Kitchen 15'2 x 11'10 (4.62m x 3.61m)

UPVC French doors to rear, tiled floor, fitted with a range of base, drawer & eye level units, one and a half bowl sink unit with mixer tap, built-in AEG electric oven, gas hob with extractor hood, integrated microwave, provision for washing machine and space for tall fridge/freezer.

First floor Galleried Landing

Access to boarded loft, airing cupboard, radiator, fitted carpet.

Bedroom One 13'6 x 9' (4.11m x 2.74m)

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

Bedroom Two 10'6 x 8' (3.20m x 2.44m)

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

Bedroom Three 9' x 7' (2.74m x 2.13m)

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

Bathroom 9'4 x 8' (2.84m x 2.44m)

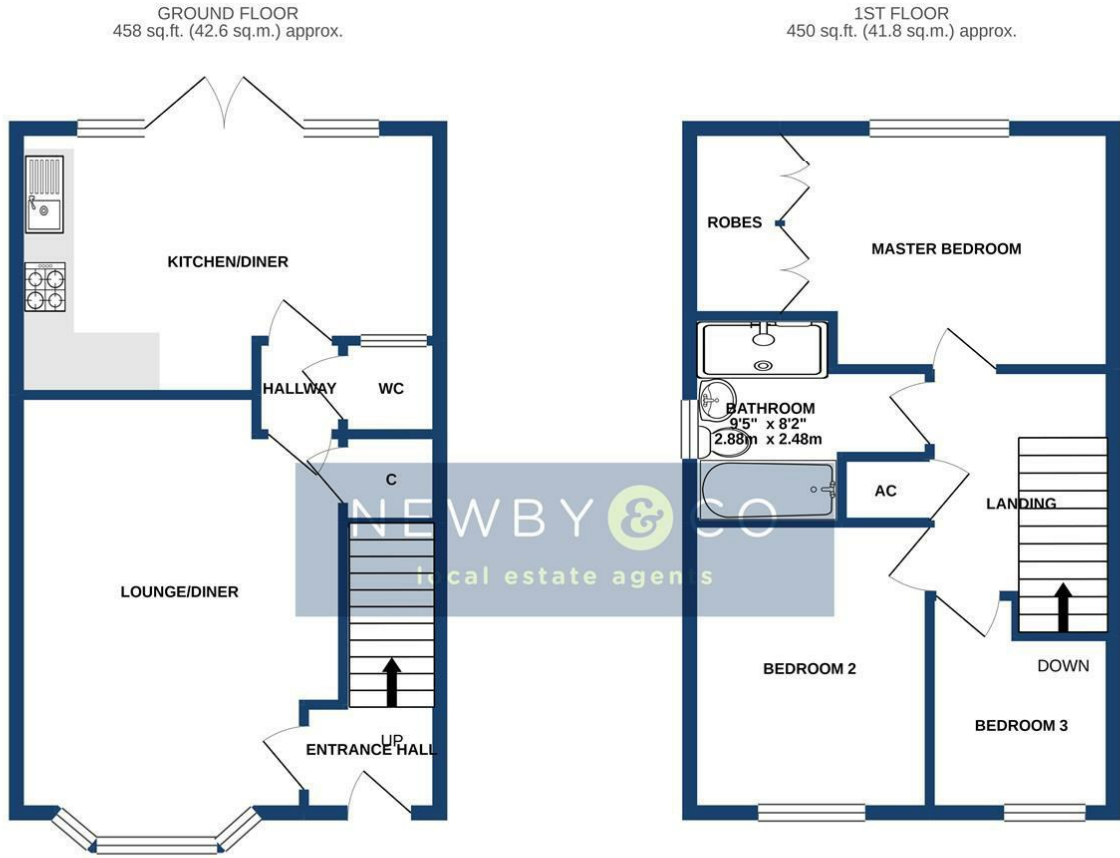
UPVC double glazed opaque window, radiator, tiled floor, tiled walls around bath area, panelled bath, separate shower cubicle with mains shower, pedestal wash hand basin, wc.

Outside

The open plan front garden has lawn, driveway providing parking for 2 cars in tandem.

The rear garden has patio, lawn, borders, external water tap, fully fenced boundaries.

Floor Plan



GROUND FLOOR
458 sq.ft. (42.6 sq.m.) approx.

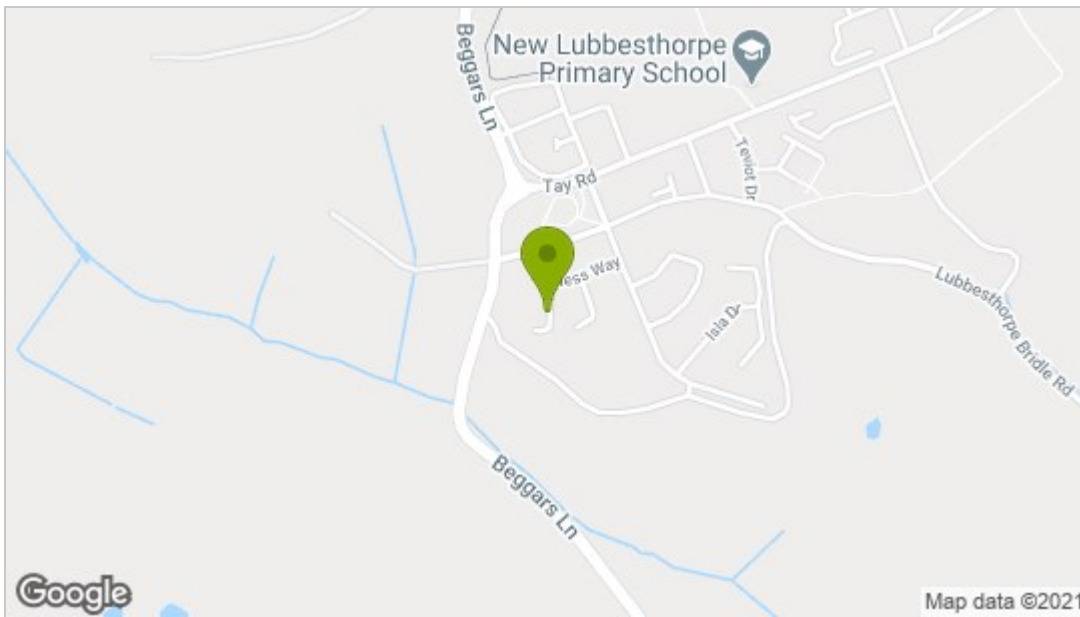
1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.

NEWBY & CO
local estate agents

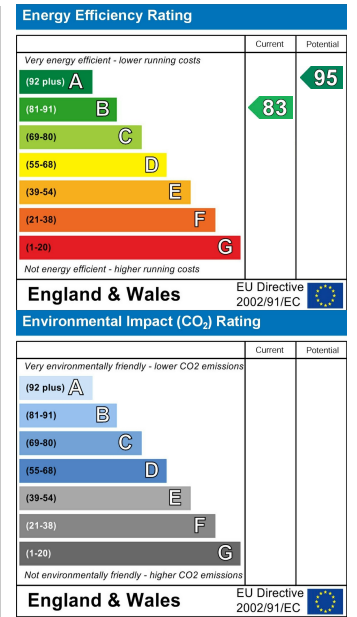
TOTAL FLOOR AREA : 908 sq.ft. (84.4 sq.m.) approx.

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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