

phillips george

sales & lettings



Upperton Road,
Leicester, LE3 0HD

Offers In Excess Of
£375,000

Property Features

- Detached
- Four Bedrooms
- Master Ensuite Shower Room
- Two Reception Rooms
- Extended Kitchen And Diner
- Ground Floor W.C
- Landscaped Gardens
- Immaculate Presentation
- Garage
- Internal Inspection Recommended



Full Description

SUMMARY

Spacious four bedroom detached spread over three floors available for sale in the heart of Leicester's West End. Pleasantly situated close to Westcotes Park, the property comprises porchway, tiled entrance hall, two reception rooms, ground floor WC, kitchen / diner. On the first floor are three bedrooms and refurbished bathroom, with a fourth bedroom and ensuite shower room on the second floor, landscaped gardens, off road parking and garage. The property offers a tasteful mixture of modern fittings and period features, providing a well proportioned and desirable home.

MAIN ENTRANCE HALLWAY

With original black and white harlequin tiling, providing access to two reception rooms and kitchen with dining room, port window to the side elevation.

LOUNGE

15' 0" x 13' 0" (4.57m x 3.96m)

With double glazed French doors to the rear elevation, radiator, picture rail, working period fireplace, mantelpiece surround, carpeted flooring, TV point.

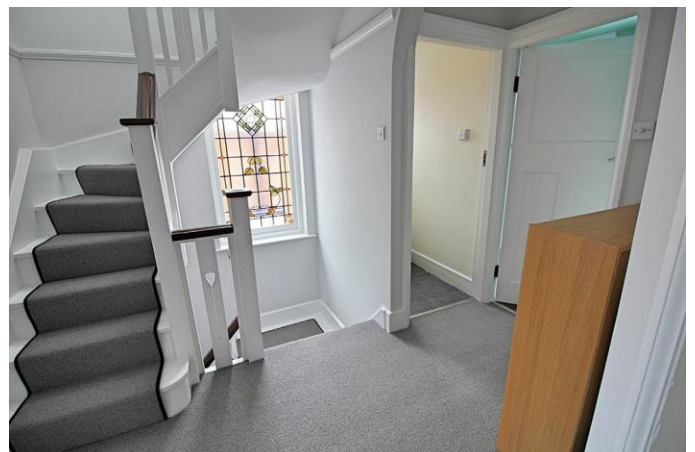
DINING ROOM

15' 0" x 13' 0" (4.57m x 3.96m)

With sash bay window to the front elevation, rose window to the side elevation, stripped and varnished wooden floorboards, pendant lighting, picture rail, open period fireplace with feature surround.

KITCHEN/DINER

Extended kitchen and diner with double glazed windows to the rear elevation, ceiling lighting, tiled flooring, floor and wall mounted units with work top over, 5 ring gas hob and oven with extractor over, tiled splash backs, sink and drainer unit with mixer tap, plumbing and space for washing machine, radiator, door to the rear elevation.



UTILITT AREA AND GROUND FLOOR W.C

Low flush WC, wall mounted wash basin, tiled flooring, door to front leading to garage, further door to front leading to pathway and front gated access.

FIRST LANDING

Access from main entrance hallway, rose window to the side elevation, carpeted flooring.

MASTER BEDROOM

15' 0" x 12' 0" (4.57m x 3.66m)

Bay window to the front elevation, rose window to the side elevation, picture rail, carpeted flooring, open fireplace with surround, radiator.

BEDROOM TWO

15' 0" x 11' 11" (4.57m x 3.63m)

With window to the rear elevation, picture rail, stripped wooden floorboards, radiator.

BEDROOM FOUR

9' 0" x 9' 0" (2.74m x 2.74m)

With window to the front elevation, rose window to the side elevation, carpeted flooring, radiator.

BATHROOM AND SEPARATE W.C

Comprising a refurbished 3 piece suite window to the rear elevation, wall mounted heated towel rail, tiled flooring, wall mounted wash basin, freestanding bath, shower cubicle, extractor fan, tiling in part. Separate W.C with low level flush W.C

SECOND LANDING

second landing with access from first landing.

BEDROOM THREE

18' 0" x 11' 0" (5.49m x 3.35m)

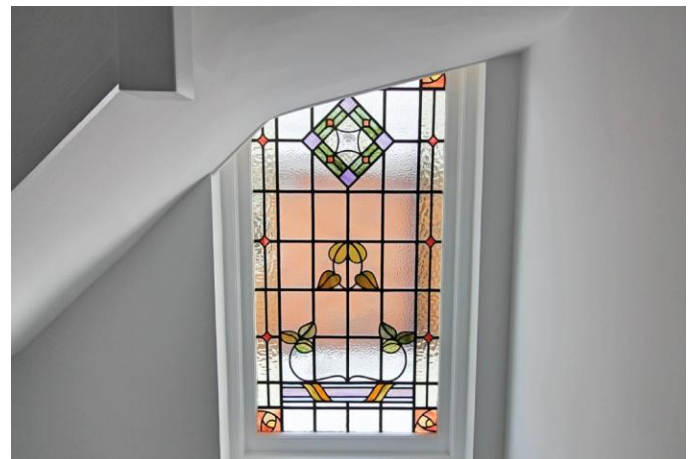
With window to the rear elevation, sky light velux window to the front elevation, stripped and vanished wooden flooring, access to eaves storage.

SHOWER ROOM

Ensuite shower room comprising a shower cubicle, low level flush W.C, wash basin, skylight velux window to the rear elevation, radiator.

OUTSIDE

A mature well stocked south facing rear garden, lawn, a range of mature trees and plants, hedged borders, pathway, front garden with pathway to front door and gated access, driveway leading to garage.



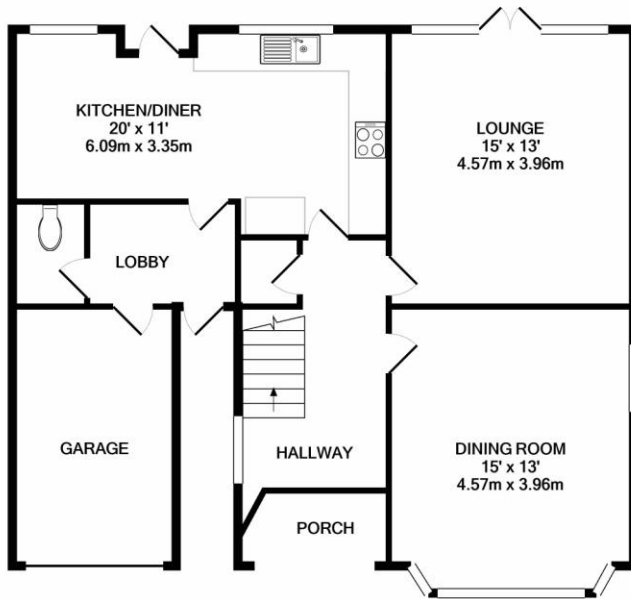
EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

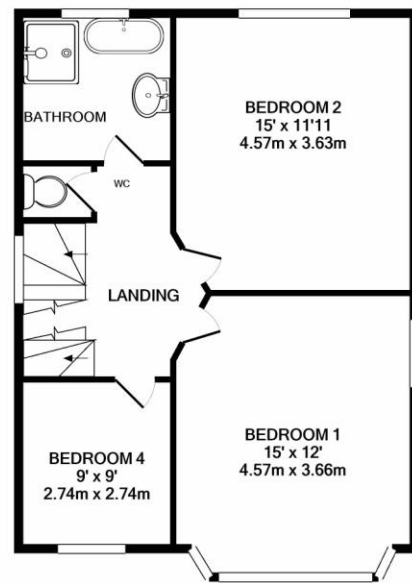
Address:
Upperton Road, F1 4 vll L
Reference:
PG1



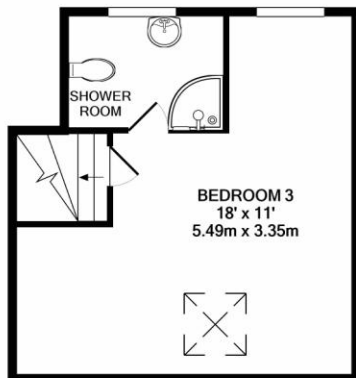
Floorplan



GROUND FLOOR
APPROX. FLOOR AREA 904 SQ.FT.
(84.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR AREA 612 SQ.FT.
(56.9 SQ.M.)



2ND FLOOR
APPROX. FLOOR AREA 338 SQ.FT.
(31.4 SQ.M.)

PHILLIPS GEORGE LTD
TOTAL APPROX. FLOOR AREA 1854 SQ.FT. (172.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2021

phillips george | sales & lettings

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

46 Long Street, Wigston,
Leicestershire, LE18 2AH

info@phillipsgeorge.co.uk
0116 216 8178

