



FOR SALE

£400,000

4 Bed Detached House in Letchworth Road, Western Park LE3 6FH



PROPERTY FEATURES

- Character Detached
- No Upward Chain
- Four Bedrooms
- Substantial Plot
- Highly Desirable Street Location
- Garage
- Unspoilt Rear Views
- Balcony
- Requiring Modernisation
- Call Phillips George To View



FULL DESCRIPTION

Situated in arguably one of Leicestershires most desirable streets sits this four bedroom character detached family home. Requiring modernisation throughout, the property however retains much of its original features. Currently comprising entrance porch to main hall, lounge, dining room, kitchen, landing to four bedrooms, bathroom and separate WC, a range of outbuildings including outside WC, garage, all set on a substantial mature plot offering unspoilt rear views. Call Phillips George to view.



MAIN ENTRANCE HALL

Carpeted flooring, cupboard under stairs, door to the side and radiator.

LOUNGE

19' 0" x 12' 6" (5.79m x 3.81m) Carpeted flooring, rear box feature window, French door leading to garden, radiator, gas fire.

KITCHEN

12' 4" x 12' 0" (3.76m x 3.66m) Wall and base cupboards, work surfaces, sink and drainer, window to the rear and side, large pantry, door to the front leading to rear garden.

DINING ROOM

9' 1" x 8' 6" (2.77m x 2.59m) Carpeted flooring, radiator, featured box window to the front.

LANDING

Galleried landing with radiator, rose window to the side, opaque window to side, double loft hatch, storage cupboard over stairs.



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MASTER BEDROOM

19' 0" x 12' 6" (5.79m x 3.81m) Carpeted flooring, feature box window to the rear, French door leading to balcony, radiator.

BEDROOM TWO

12' 4" x 12' 0" (3.76m x 3.66m) Carpeted flooring, window to the rear, double glazed window to the side, radiator, fitted wardrobe.

BEDROOM THREE

10' 4" x 9' 0" (3.15m x 2.74m) Carpeted flooring, windows to the front and side, radiator.

BEDROOM FOUR

9' 1" x 8' 6" (2.77m x 2.59m) Carpeted flooring, windows to the front, radiator, fitted wardrobe.

BATHROOM

Comprising a two-piece suite with bath, wash basin, Electric shower over bath, opaque window to the side.

SEPARATE WC

Low-level flush WC, opaque window to the side.

OUTSIDE

Set on a substantial plot with a range of mature trees, plants and shrubs, multiple lawn areas, part fenced and hedged borders, gated Side access leads to front.

OUTBUILDINGS

A range of outbuildings including an outside W.C

FRONT GARDEN

Stepped pathway to front door and large outbuilding, off road parking and access to garage.

GARAGE

With double doors.



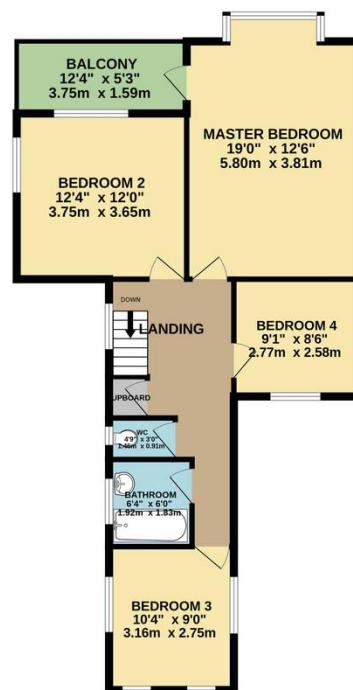
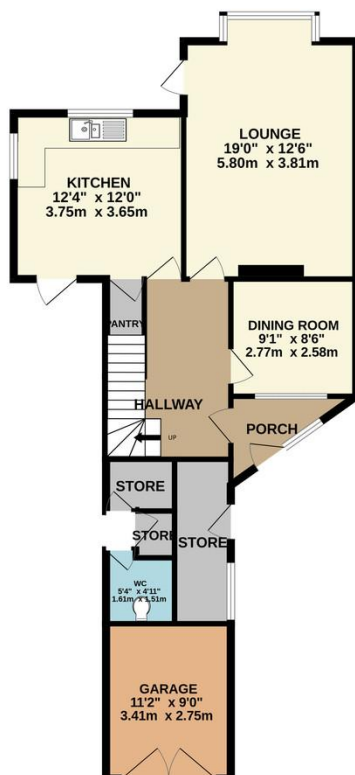


EPC Ordered and to follow.....



GROUND FLOOR
797 sq.ft. (74.0 sq.m.) approx.

1ST FLOOR
720 sq.ft. (66.9 sq.m.) approx.



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.

