



FOR SALE

£325,000

4 Bed Semi-Detached House in Shakespeare Drive, Braunstone Town



PROPERTY FEATURES

- Extended Spacious Home
- Semi Detached
- Four bedrooms
- Highly Popular Location
- Large Garden
- Garage / Utility Area
- Ground Floor W.C
- Tidy Presentation
- Off Road Parking
- Call Phillips George To View



FULL DESCRIPTION

Located in the ever popular Braunstone Town sits this spacious extended four bedroom semi detached family home which is well presented throughout. The accommodation comprises entrance porch, main entrance hall, extended lounge and diner reception, fitted extended kitchen, converted garage with utility and W.C, landing to four bedrooms and bathroom with separate W.C, pleasant landscaped gardens with rear garden veranda, ample off road parking driveway. Call Phillips George to view.



ENTRANCE PORCH AND MAIN ENTRANCE HALL

Entrance porch with tiled flooring and door to front with double glazed windows, main entrance hall with carpeted flooring, radiator and storage space under stairs.

LOUNGE AND DINING AND LIVING ROOM

34' 7" x 11' 0" (10.54m x 3.35m) Extended Light and spacious reception with carpeted flooring, radiators, double glazed bay window to the front, gas fire with feature surround, double glazed patio doors to the rear leading to the veranda.



KITCHEN

15' 0" x 7' 0" (4.57m x 2.13m) Extended fitted kitchen with roll edge work surfaces, a range of wall and base level units, sink and drainer, oven and hob, plumbing and space for washing machine, tiling double glazed window to the rear.

LANDING

Access from main entrance hall, carpeted flooring, loft access with folding ladder, the loft is partly boarded and insulated.





BEDROOM ONE

13' 6" x 11' 0" (4.11m x 3.35m) Carpeted flooring, radiator, double glazed bay window to the front, fitted wardrobes .

BEDROOM TWO

12' 0" x 11' 0" (3.66m x 3.35m) Carpeted flooring, radiator, double glazed window to the rear, fitted wardrobes.

BEDROOM THREE

7' 1" x 6' 6" (2.16m x 1.98m) Carpeted flooring, radiator, double glazed window to the front, fitted wardrobes.

BEDROOM FOUR

14' 11" x 8' 6" (4.55m x 2.59m) Carpeted flooring, radiator, double glazed window to the front and rear, fitted wardrobes.

BATHROOM

Comprising a bath with shower over, wash basin, tiling in part, opaque double glazed window to the rear, separate W.C with low-level flush WC.

OUTSIDE

A landscaped rear garden with veranda and patio area leading to lawn, a range of mature shrubs and plants, pathways and steps, side gated access leads, garage access side gated access leads to front garden landscaped providing ample off-road parking with wall borders and wrought iron gated access.

GARAGE AND UTILITY

Converted garage and utility area with sink and drainer, gas hob, electric oven, kitchenette, ground floor W.C, power and lighting, up and over doors, double glazed door and window to the rear leading to rear garden.

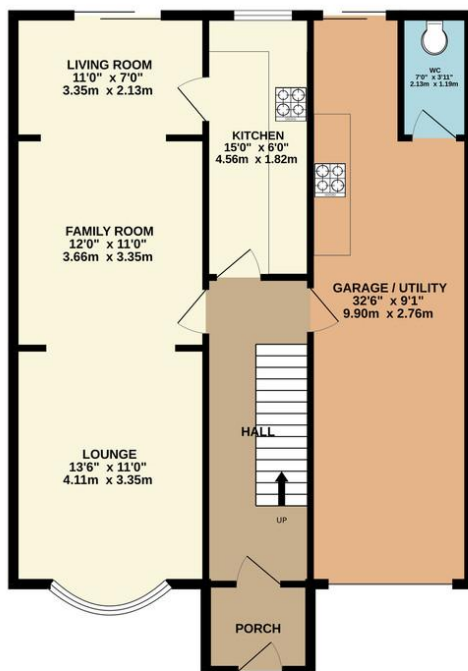




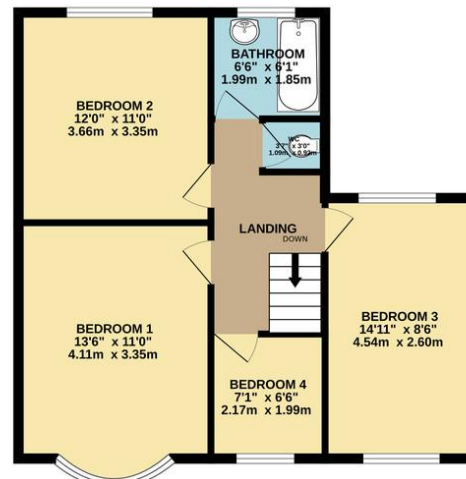
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		84
(81-91) B		
(69-80) C		61
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



GROUND FLOOR
881 sq.ft. (81.9 sq.m.) approx.



1ST FLOOR
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA: 1460 sq.ft. (135.7 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

