



FOR SALE

3 Bed Detached House in Lamborne Road, Leicester, LE2 6HN

Offers Over £300,000



PROPERTY FEATURES

- ****NO CHAIN****
- Detached Family Home
- Multiple Reception Rooms
- Kitchen & Pantry
- Three Bedrooms
- Upstairs Bathroom
- Large Rear Garden
- Detached Single Garage
- Scope For Extension (STPP)
- Viewing Recommended!

FULL DESCRIPTION

SUMMARY

****NO CHAIN**** A detached, three-bedroom family home situated within a popular residential area with large rear garden! Rarely available in this location, this superb property offers scope for further improvements or extension (STPP) and is a great proposition being clean and tidy throughout. The accommodation briefly comprises: Porch, entrance hall, lounge, dining room, kitchen, conservatory, three bedrooms and upstairs bathroom. Outside there is a front garden, driveway, carport, detached pre-fab garage and large rear garden!

PORCH

Accessed via UPVC double glazed sliding patio door. Door into:

ENTRANCE HALL

12' 4" x 5' 9" (3.76m x 1.75m) Accessed via a UPVC double glazed front door. Doors off to: Lounge and kitchen. Stairs rising to: First floor. UPVC double glazed window to side aspect. Access to under stairs storage cupboard. Radiator.

LOUNGE

16' 1" x 11' 0" (4.9m x 3.35m) UPVC double glazed window to front aspect. Opening through to: Dining room. Wall lighting. Gas feature fireplace. TV point. Radiator.

DINING ROOM

9' 1" x 8' 6" (2.77m x 2.59m) UPVC double glazed sliding patio doors into: Conservatory. Door through to: Kitchen. Telephone point. Radiator.

KITCHEN

10' 7" x 8' 1" (3.23m x 2.46m) Having a selection of fitted base and wall units with a laminate worktop over and a single bowl stainless steel sink with drainer. There is space for a freestanding gas top cooker and space for a





fridge/freezer within the pantry area. UPVC double glazed door out to: Carport. UPVC double glazed window to rear aspect. Vinyl flooring. Boiler.

CONSERVATORY

9' 6" x 7' 9" (2.9m x 2.36m) Brick-built base with UPVC double glazed windows and inle door out to: Rear garden. Single base unit with a laminate worktop over and space with plumbing for a freestanding washing machine. Tiled flooring. Radiator.

LANDING

8' 3" x 6' 9" (2.51m x 2.06m) UPVC double glazed window to side aspect. Doors off to: Bedrooms and bathroom. Loft hatch access.

BEDROOM ONE

13' 1" x 11' 0" (3.99m x 3.35m) UPVC double glazed window to front aspect. Built-in drawers and dressing table. Telephone point. Radiator.

BEDROOM TWO

12' 1" x 11' 1" (3.68m x 3.38m) UPVC double glazed window to rear aspect. Airing cupboard housing hot water cylinder. TV and telephone point. Radiator.

BEDROOM THREE

7' 8" x 6' 9" (2.34m x 2.06m) UPVC double glazed window to front aspect. Radiator.

BATHROOM

8' 3" x 5' 9" (2.51m x 1.75m) Comprising: Bath, low level WC, wash hand basin and separate electric power shower. UPVC double glazed window to rear aspect. Wall tiling to shower and bath area. Vinyl flooring. Radiator.

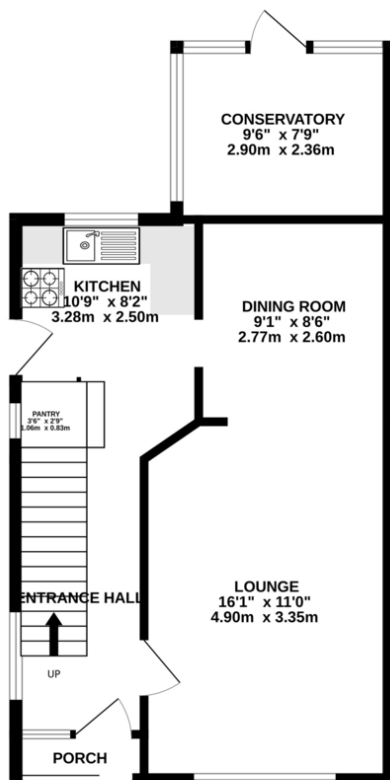
OUTSIDE

The property occupies a generous plot having a low level walled front garden laid to lawn, driveway, wrought iron gates to carport with double wooden gates through to the rear garden and detached pre-fabricated garage. The rear garden is extremely private mainly laid to lawn with established planting and is fully enclosed with wooden fencing.

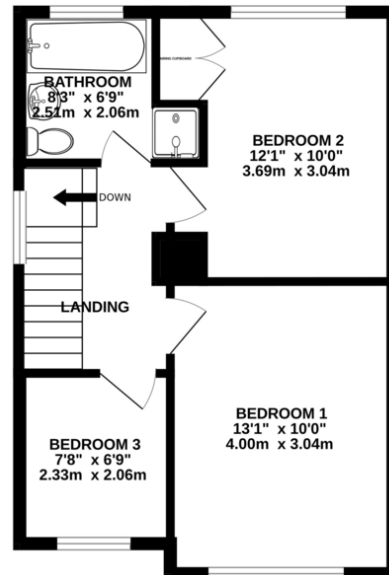




GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 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.

