



**Padstow Road, Leicester LE4 9FJ**

**welcome to**

## **Padstow Road, Leicester**

A four bedroom semi detached offering a driveway, hallway with downstairs bathroom, through lounge, two fitted kitchens, and a converted garage providing an extra reception room. Upstairs features four bedrooms and a bathroom. Outside boasts a sheltered paved area along with a rear outbuilding

### **Entrance Hall**

Door to the front.

### **Shower Room**

With shower, WC and hand wash basin.

### **Through Lounge**

Bay window to the front, patio doors to the rear and two radiators.

### **Reception Room Two**

Window to the front and radiator.

### **Kitchen/Diner**

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrated dishwasher and extractor fan. Window to the rear and door to the second kitchen.

### **Kitchen Two**

Fitted kitchen comprising of base units with work surfaces over, sink drainer unit, radiator, integrated oven and hob. French door to the side.

### **First Floor Landing**

Loft access.

### **Bedroom One**

Window to the front, fitted storage and two radiators.

### **En-Suite**

Window to the rear, corner shower cubicle, WC, vanity hand wash basin and towel radiator.

### **Bedroom Two**

Window to the front, fitted wardrobe and radiator.

### **Bedroom Three**

Window to the rear and radiator.

### **Bedroom Four**

Window to the front and radiator.

### **Bathroom**

Window to the rear, jacuzzi bath, shower cubicle, WC, vanity hand wash basin and towel radiator.

### **Loft Space**

The loft space is boarded and has a velux window.

### **Outbuilding**

Offering excellent potential as a workshop, studio, gym, or additional storage.

### **Front & Rear Of Property**

To the front of the property is a driveway providing off road parking. To the rear of the property is a sheltered paved area complete with base units and a sink, ideal for outdoor preparation, entertaining, or year round practical use.





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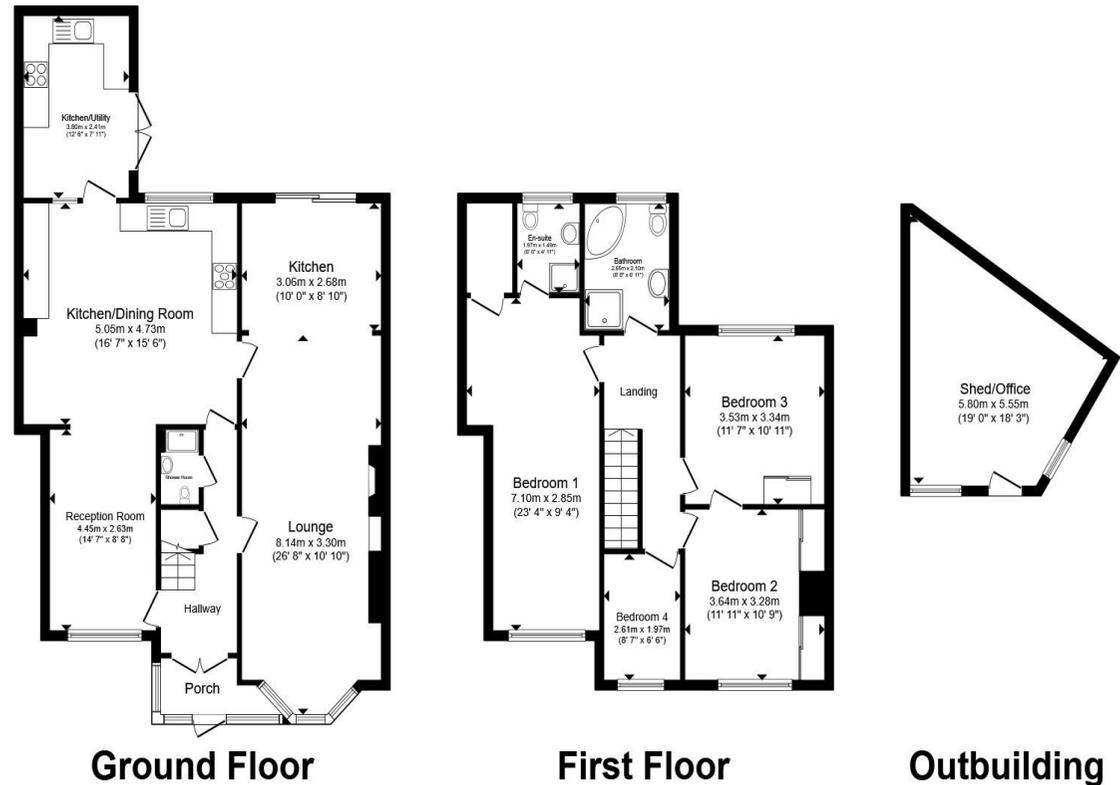
welcome to

## Padstow Road, Leicester

- Extended Semi Detached
- Four Bedrooms
- Two Kitchens
- En-Suite
- Rear Garden

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

offers over  
**£400,000**



Total floor area 180.1 m<sup>2</sup> (1,939 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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