



FOR SALE

4 Bed Mid Terrace House in Kirby Road, Leicester LE3 6BD

£245,000



PROPERTY FEATURES

- Substantial Period Property
- Updated Shower Room
- NO CHAIN!
- Courtyard Garden
- Two Reception Rooms
- Close To City & Amenities
- Large Kitchen
- Close To Transport Links
- Four Double Bedrooms
- Scope For Further Improvements

FULL DESCRIPTION

SUMMARY

A substantial period property offered to the market with no onward chain, presenting an excellent opportunity for buyers seeking space and future potential. This impressive home boasts four generous double bedrooms, two well-proportioned reception rooms and a large kitchen ideal for family living and entertaining. An updated shower room adds modern convenience, while the property retains the charm and proportions typical of its era. Externally, there is a private courtyard garden, providing a low-maintenance outdoor space perfect for relaxing or socialising. Ideally situated close to the city centre, local amenities and excellent transport links, the property combines period proportions with everyday convenience. With scope for further improvements, this is a fantastic opportunity!

ENTRANCE HALL

21' 2" x 2' 8" (6.45m x 0.81m) Accessed via a double glazed UPVC front door. Doors off to: Lounge, dining room and kitchen. Stairs rising to: First floor.

LOUNGE

11' 1" x 10' 8" (3.38m x 3.25m) UPVC double glazed bay window to front aspect. Feature open fireplace. TV and telephone point. Laminate wooden flooring. Radiator.

DINING ROOM

12' 1" x 10' 8" (3.68m x 3.25m) UPVC double glazed 'French' doors out to: Rear garden. Feature open fireplace. Laminate wooden flooring. Radiator. Under stairs storage cupboard.

KITCHEN/BREAKFAST ROOM

21' 3" x 9' 0" (6.48m x 2.74m) Having a selection of fitted base and wall units with a laminate worktop over and a 1 1/2 bowl stainless steel sink with drainer. There is an electric double oven, four ring gas hob, space with plumbing





for a washing machine, space for a freestanding tumble dryer and an integral under counter fridge. UPVC double glazed windows to side aspect. UPVC double glazed door out to: Rear garden. Vinyl flooring. Radiator. Boiler.

FIRST FLOOR LANDING

Doors off to: Bedrooms and bathroom. Stairs rising to: Second floor.

BEDROOM ONE

14' 1" x 11' 10" (4.29m x 3.61m) UPVC double glazed window to front aspect. Built-in wardrobes and dressing table. Radiator.

BEDROOM TWO

10' 8" x 9' 8" (3.25m x 2.95m) UPVC double glazed window to rear aspect. Built-in cupboard. Radiator.

BEDROOM THREE

12' 3" x 9' 1" (3.73m x 2.77m) UPVC double glazed window to rear aspect. TV aerial cable. Radiator.

BATHROOM

6' 3" x 5' 8" (1.91m x 1.73m) Comprising: Single shower enclosure, low level WC and wash hand basin. UPVC double glazed window to side aspect. Wall and floor tiling. Radiator.

SECOND FLOOR LANDING

Door to: Bedroom. Built-in storage cupboard. Loft hatch access.

BEDROOM FOUR

14' 1" x 9' 6" (4.29m x 2.9m) UPVC double glazed window to front aspect. TV aerial cable. Radiator.

OUTSIDE

The property has a mid height walled courtyard to the front with pathway to front door. To the rear is a fully enclosed courtyard garden laid to paving. There is a handy brick-built outdoor WC and store. Pedestrian gated access to the rear for wheelie bins.

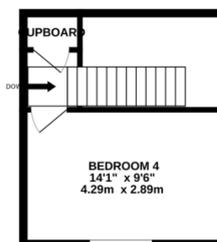
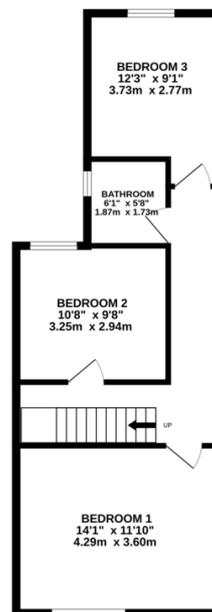
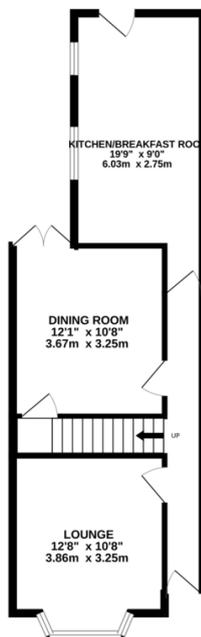




GROUND FLOOR
499 sq ft. (46.4 sq.m.) approx.

1ST FLOOR
514 sq ft. (47.8 sq.m.) approx.

2ND FLOOR
229 sq ft. (21.3 sq.m.) approx.



TOTAL FLOOR AREA: 1243 sq ft. (115.5 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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