



30 Ingle Street,
Leicester, LE3 9FS

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This mid terraced home has recently been refurbished throughout, and provides accommodation including a front and rear reception room, plus a modern kitchen with patio doors leading out to the rear garden on the ground floor, with the first floor landing giving access to two double bedrooms and the fitted bathroom.

Benefiting from gas central heating and UPVC double glazing, the property enjoys a low maintenance enclosed garden to the rear, and is offered to the market with no upward chain.

Situated within easy reach of facilities in Leicester city centre using local transport and main road routes, the property will make an ideal first time buy.

Viewing is recommended.

Asking Price £145,000





Directions

Ingle Street can be located off Beatrice Road, Leicester.

GROUND FLOOR ACCOMMODATION

UPVC Entrance Door

Giving access to the:-

Front Reception Room 12'2" x 11'4" (3.72 x 3.47)

UPVC double glazed window to the front elevation, radiator, cupboard (housing the gas and electric meters and the consumer unit), ceiling spot lights to the perimeter of the room, door giving access to the stairs which rise to the first floor, open archway to the:-

Rear Reception Room 15'7" x 12'3" (max) (4.77 x 3.75 (max))

UPVC double glazed window to the rear elevation, storage cupboard, ceiling spot lights to the perimeter of the room, radiator, wiring and sockets for a wall mounted television, door to the:-

Kitchen 17'10" x 7'4" (5.46 x 2.25)

Fitted with a range of wall, drawer and base units with tiled splash backs, a combination of wood effect laminate work surfaces and square edge solid wood work surfaces, inset stainless steel sink unit, space and plumbing for a washing machine, space for an integrated oven and hob, space for a fridge/freezer.

UPVC double glazed windows to the rear and side elevations, ceiling spot lights to the perimeter of the room, solid wood breakfast bar, vinyl floor covering, cupboard housing the Potterton central heating boiler, UPVC double glazed patio doors lead out to the rear courtyard style garden.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Two ceiling light points, loft access hatch, doors giving access to two double bedrooms and the bathroom.

Bedroom One 12'4" x 11'4" (3.76 x 3.46)

UPVC double glazed window to the front elevation, radiator, ceiling spot lights to the perimeter of the room (on a dimmer switch), wardrobe with hanging rail and shelving, wiring, sockets and bracket for a wall mounted television.

Bedroom Two 12'4" x 9'3" (3.78 x 2.83)

UPVC double glazed window (with a fitted blind) to the rear elevation, radiator, ceiling light point.

Bathroom 12'11" x 7'5" (3.94 x 2.28)

Fitted with a three piece suite in white comprising a low flush wc, a pedestal wash hand basin, and a panelled bath with a mixer shower over.

Opaque UPVC double glazed windows to the rear and side elevations, tiling to splash backs, vinyl floor covering, extractor fan, ceiling light point, radiator, shelved airing cupboard housing the hot water cylinder.

OUTSIDE

At the front the property is flush to the pavement.

To the rear of the property there is a low maintenance courtyard style garden with block paved steps to a gravelled area. The garden has a security light, and is enclosed by timber screen fencing with access off to a utility pathway.

Referral Arrangement Note

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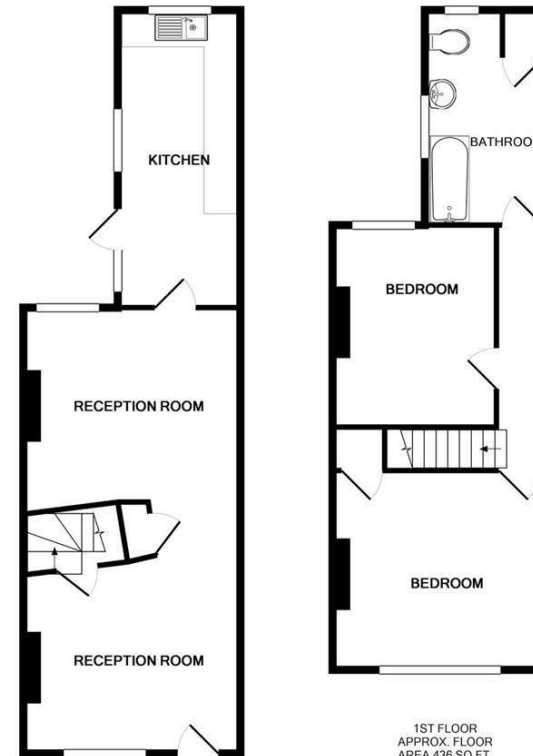
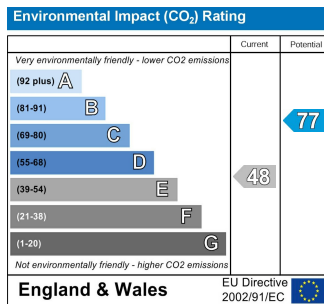
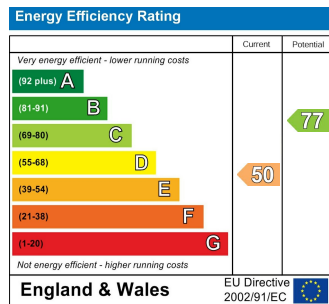


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MONEY LAUNDERING

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1ST FLOOR
APPROX. FLOOR
AREA 436 SQ.FT.
(40.5 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 478 SQ.FT.
(44.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 914 SQ.FT. (84.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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