

16, SALTERSFORD ROAD, OFF COLEMAN ROAD,  
LEICESTER, LE5 4DE

OFFERS OVER £310,000



ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

RURAL • COMMERCIAL • ESTATE AGENTS • LETTINGS • PLANNING AND DEVELOPMENT • SURVEYING



Offered for sale with no upwards sales chain this **EXTENDED & REFURBISHED** detached family home is located in a popular location benefitting from gas fired central heating & Upvc double glazing.

The accommodation comprises of Entrance hallway with original tiled floor, guest W.C, lounge, open plan kitchen/diner & family room. To the first floor there are 4/5 bedrooms, en-suite shower room & family bathroom. Outside there is off road parking for one vehicle to the front aspect & potential to add further parking. To the rear of the property is an enclosed wrap around garden with paved patio and lawn area. EPC D

#### **LOCATION**

The property is located close to Humberstone Park and Leicester City Centre and Uppingham Road which is approximately 2 miles west of the property. All amenities include schools, shops, bus services and Tesco supermarket located in Hamilton. The property is located close to the Leicester outer ring road (A563). Leicester has rail services to London St Pancras.

#### **VIEWING & DIRECTIONAL NOTE**

The property may be approached from Leicester proceeding easterly along the Humberstone Road A47 which continues in to Uppingham Road A47, crossing over the junction for Coleman Road A6030 and the Port Way with Freeman Road North located on the right hand side, continuing up Freeman Road North turn right into Saltersford Road where the property can be found located on the right hand side easily identifiable by an Andrew Granger & Co for sale board.

#### **ACCOMMODATION IN DETAIL**

##### **GROUND FLOOR**

##### **ENTRANCE HALLWAY**

Upvc double glazed entrance door with side windows, original tiled flooring, radiator, staircase rising to first floor landing. Doors leading to Reception Room One, kitchen/diner and useful storage cupboard.



##### **USEFUL STORAGE CUPBOARD**

Upvc double glazed window to side aspect, meter & electric meters, fitted shelves.

##### **LOUNGE 11'8" into bay x 10'11" (3.579 into bay x 3.329)**

With Upvc double glazed bay window to front aspect, radiator.

##### **FAMILY ROOM 14'8" x 11'10" (4.482 x 3.626)**

uPVC double glazed French doors leading to rear garden, Wood panel door, Radiator, Ceiling light, Wood flooring.

##### **KITCHEN/DINER**

##### **DINING AREA 12'1" x 11'6" (3.703 x 3.509)**

Upvc double glazed door with side windows leading out to rear garden, wood effect laminate flooring, radiator, spotlights to ceiling. Open plan to Kitchen Area.

##### **KITCHEN AREA 8'5" x 6'6" (2.573 x 1.994)**

Fitted with a range of wall and base level units with work surface over, complementary splash back tiles, inset stainless steel sink with mixer tap, integrated appliances which include under counter Fridge & Dishwasher, four ring gas hob with matching canopy extractor & built-in oven, Free standing Fridge/Freezer. Upvc double glazed side door leading out to garden, Upvc double glazed window to side, wood effect laminate flooring. Doors to Guest W.C & Utility Area.

##### **GUEST W.C**

Fitted with a two piece suite comprising of low flush W.C and wash hand basin, chrome towel radiator, Upvc double glazed window to side.

##### **UTILITY AREA**

Accessed from the kitchen and located under the stairs this area has plumbing for a washing machine.

##### **FIRST FLOOR**

##### **LANDING**

Upvc double glazed window to side, doors leading Bedrooms & Family Bathroom, loft hatch, radiator.



**BEDROOM 1 11'10" x 9'5" (3.626 x 2.883)**

Upvc double glazed window to front, door leading to En-suite shower room, radiator.

**EN SUITE SHOWER ROOM 7'5" x 4'9" (2.281 x 1.454)**

Upvc double glazed window rear, chrome towel rail, ceramic tiles laid to floor, tiled walls, shower cubicle with chrome mixer tap, low level W.C and vanity wash basin with chrome mixer tap.

**BEDROOM 2 10'11" x 10'3" (3.351 x 3.144)**

Upvc double glazed window to front aspect, radiator.

**BEDROOM 3 8'1" x 7'11" (2.464 x 2.422)**

Upvc double glazed window to front aspect, radiator.

**BEDROOM 4 8'6" x 5'8" (2.613 x 1.741)**

Upvc double glazed window to rear aspect, radiator.

**BEDROOM FIVE/STUDY 6'4" x 6'0" (1.933 x 1.844)**

Upvc double glazed window to rear aspect, radiator.

**FAMILY BATHROOM 8'4" x 6'5" (2.549 x 1.973)**

Fitted with a three piece suite comprising of P shaped bath with glass screen & shower over, low level W.C and vanity wash hand basin with chrome mixer tap. Upvc double glazed window to side, tiled floor & tiled walls, spotlights to ceiling, chrome towel radiator, & extractor fan.

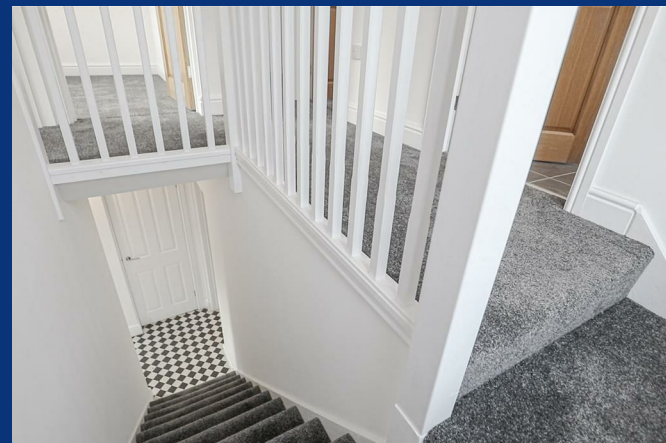
**OUTSIDE**

**FRONT & REAR GARDENS**

There is off road parking for 1 vehicle to front aspect & potential to add further parking. To the rear of the property there is an enclosed wrap around garden with paved patio and lawn area.

**MONEY LAUNDERING**

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.





## APPRAISALS & SURVEYS

If you have a house to sell then we offer a Free Valuation, without obligation.

Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our Surveying Department on 0116 242 9933.

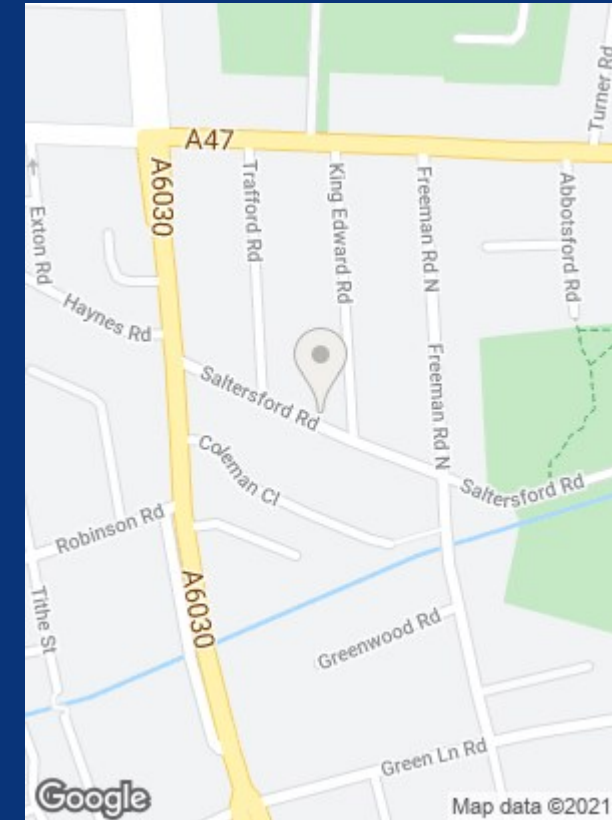
## ENERGY PERFORMANCE CERTIFICATE

EPC Rating - D





## LOCATION



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**Call 0116 242 9922**

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