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2 Brook Drive, Leicester, LE6 0AQ

**£195,000**

A really SMART modern end town house in VILLAGE location with UPVC conservatory off living room and off road parking & garage situated opposite to front. EARLY VIEWING ADVISED, a well presented two bedroom home for FTB, investor or downsizer! Close to M-way, shops & open country. EPC

Band C

## **Entrance Hall**

A welcoming entrance hall with a hard-wearing tiled floor, composite entrance door, radiator, carpeted dog-leg stairs to first floor.

## **Cloaks/wc**

A really useful downstairs toilet not always found in properties of this type. UPVC double glazed opaque window, tiled flooring to match that in the hall, pedestal wash hand basin, wc, radiator.

## **Kitchen 10'4" x 5'9" (3.15 x 1.75)**

A really smart kitchen refitted in 2017 and including a range of storage, work surfaces and integrated appliances. UPVC double glazed window to front, tiled floor, recessed spotlights to ceiling. Fitted with a modern range of base, drawer and eye level units, work surfaces, tiled surrounds and under unit lighting, stainless steel sink, built-in stainless steel electric oven and induction hob with extractor hood, integrated dishwasher and integrated washer-dryer. The kitchen also has space for a tall fridge/freezer and a wall mounted gas central heating boiler.

## **Lounge 13'6" x 12'10" (4.11 x 3.91)**

A generously sized living room giving plenty of options in ways to arrange furniture, this room also has a nice flow through to the conservatory. UPVC double glazed window & French doors through to the conservatory, two radiators, quality fitted carpet, useful large under-stairs store.

## **Conservatory 10'10" x 9'6" (3.30 x 2.90)**

A bright and airy UPVC double glazed brick base conservatory linking the lounge to the rear garden. UPVC double glazed French doors to garden, tiled floor, polycarbonate roof.

## **1st Floor: Landing**

Landing leading to all first floor rooms, fitted carpet.

## **Bedroom One 12'10" x 12'6" (3.91 x 3.81)**

A generously sized L-shaped main bedroom with fitted storage and a useful recess for additional furniture, dressing table etc. UPVC double glazed window to front, fitted carpet, radiator, airing cupboard housing hot water cylinder.

## **Bedroom Two 11'4" x 6'2" (3.45 x 1.88)**

UPVC double glazed window to rear, fitted carpet.

## **Bathroom**

A nicely fitted modern bathroom with white suite. UPVC double glazed opaque window, spotlights to ceiling. Fitted with a white suite comprising of panelled shaped shower bath with mains shower over, pedestal wash hand basin, wc, extractor fan.

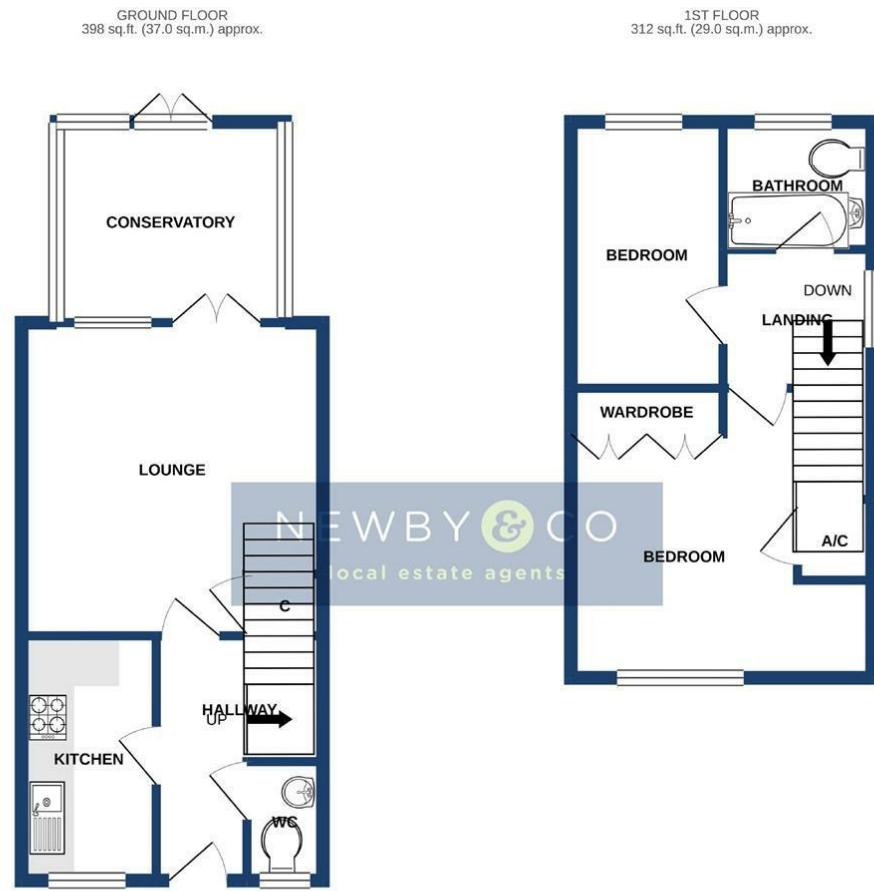
## **Outside**

To the front of the property a small open plan area with shrubs and a path to the entrance door. To the side this property owns a pathway which gains access to the rear garden and allows two neighbouring properties the right of access.

Immediately opposite to the front there is a garage (18'8 x 8'9) which is underneath the adjacent coach house property and is subject to a 150 year lease with a zero peppercorn rent. In front of the garage is a driveway for one car and to the side is off road parking for two more cars parked in tandem.

The private rear garden has a paved patio, artificial lawns, shrubs, fully fenced boundaries and a strong timber gate to the side.

## Floor Plan



TOTAL FLOOR AREA: 710 sq.ft. (66.0 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 fixtures mentioned have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph

