



78 Station Road, Leicester, LE6 0JN

£210,000

A striking THREE STOREY 3 bedroom Victorian semi-detached villa with an abundance of CHARACTER, parking plus a 22' GARAGE, 120' rear gardens and a timber garden lodge. BESPOKE KITCHEN, log burner, traditional fireplaces, modern white bathroom. VILLAGE location. MUST BE SEEN!

Lounge 12'6 x 12'6 (3.81m x 3.81m)

A cosy first reception room which is blessed with an abundance of character. Like all of the rooms in this house one of the most striking features is the tall ceiling height. The hardwood entrance door has two long vertical glazed panels, the window has been replaced with a UPVC sash-style double glazed window to the front aspect. There is a radiator set within radiator cover, neutral fitted carpet, a cast iron Victorian fireplace with open grate and an oak surround and mantle, a meter cupboard with original pine doors, coving to ceiling.

Dining Room 12'6 x 12'6 (3.81m x 3.81m)

A second reception room which is used by the current owners as a dining room but which has the flexibility to be used as many functions. The main feature of this room, set within the fireplace with chunky oak mantle and a tiled hearth, is the attractive and functional log burner capable of burning coal as well. The floor has a hard wearing engineered wood flooring, there is a radiator set in radiator cover, Large understairs storage cupboard and a staircase leading to the first floor. There is a UPVC double glazed window to the rear aspect.

Kitchen 12'6 x 6'4 (3.81m x 1.93m)

An attractive bespoke kitchen which was remodelled by the current owners approx 4 years ago. There is a UPVC double glazed window and door to side aspect leading out to the rear gardens. The kitchen is well appointed with a bespoke range of base and drawer units painted in duck egg blue, a useful tall storage unit, recesses for fridge freezer and range cooker (both available by negotiation) woodblock worktops. There is deep white enamel Belfast sink unit with mixer taps, plumbing for dishwasher or washing machine, extractor hood over the range cooker, wooden flooring.

First Floor: Landing

The landing gives access to both bedrooms and via a second staircase to the large third bedroom on the top floor.

Bedroom One 12'6 x 12'6 (3.81m x 3.81m)

A generous double bedroom with UPVC double glazed sash-style window to the front aspect. Radiator, fitted carpet, cast iron feature fireplace.

Bedroom Two 12'6 x 9'8 (3.81m x 2.95m)

UPVC double glazed window to rear, radiator, fitted carpet, cast iron feature fireplace, recessed storage cupboard.

Bathroom 12'2 x 6'7 (3.71m x 2.01m)

A good sized well appointed bathroom with modern white suite. UPVC double glazed window to side, panelled bath with shower fitment to taps and additional high rain shower from mains, pedestal wash hand basin, wc. Walls are fully tiled around the bath/shower, tiled flooring, radiator, airing cupboard housing combi boiler - fitted 2009. The bathroom can be accessed only via Bedroom 2.

Top Floor Bedroom 3 15' x 11' approx (4.57m x 3.35m approx)

A tremendous top floor bedroom which has recently fully complied with building regulations. Ample space for a double bed and/or providing a useful study/work area. There is a V-lux skylight facing the rear of the property, fitted carpet, doors leading to numerous eaves storage space.

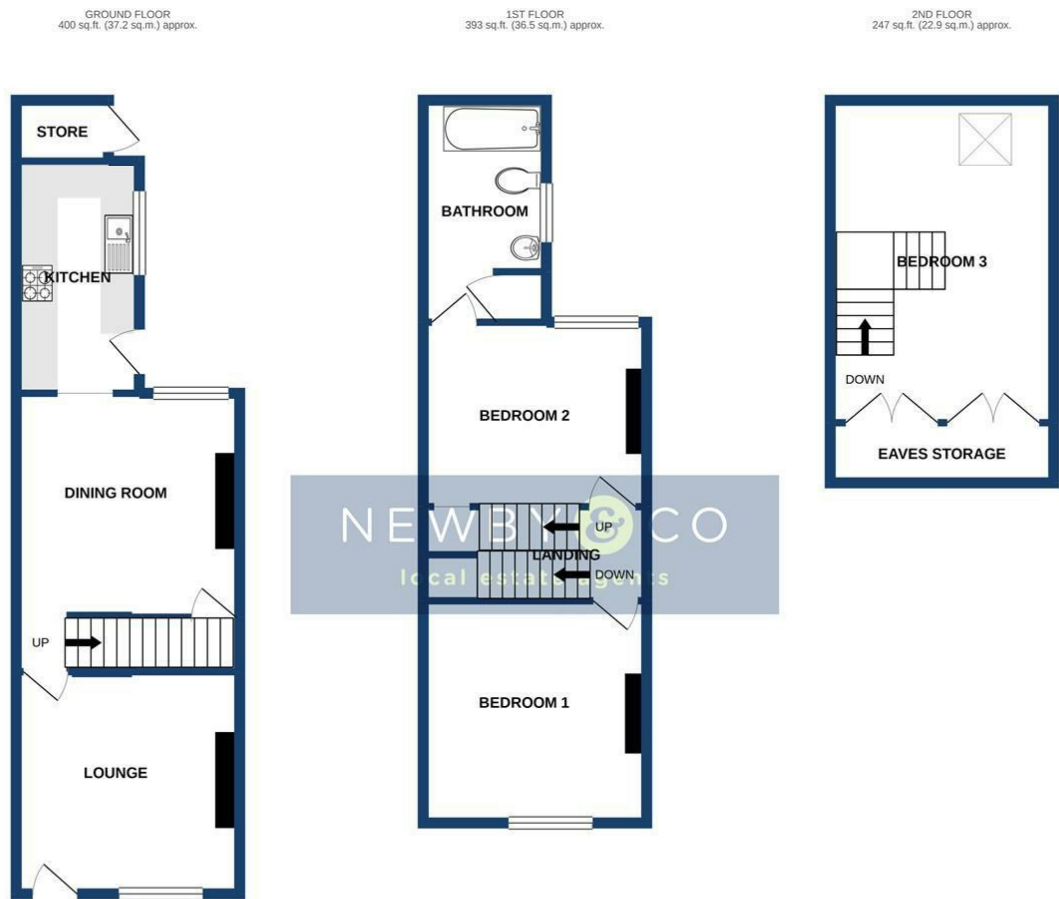
Outside

To the front of the property is a small forecourt with a gate and a low hedge.

To the side of the property there is a driveway - the use of which is shared with just one neighbouring property. This leads to a gravelled hard standing where two cars can be parked in front of the large garage 22' x 8'6 with timber gates, light and power with a separate consumer unit.

To the immediate rear of the property is a private enclosed courtyard with brick outbuilding having power and plumbing for washing machine and other appliances such as tumble dryer. Beyond the garage there is a tremendous 120' rear garden comprising mainly of lawn with trees, shrubs, plants and fully fenced boundaries. At the rear of the garage there is a timber garden lodge which has power and would be tremendously useful to work from home or for hobbies and leisure use.

Floor Plan



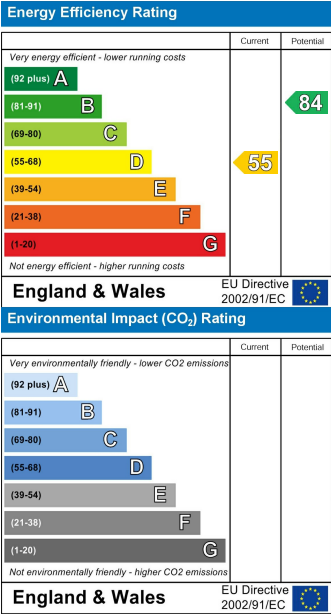
TOTAL FLOOR AREA: 1040 sq.ft. (96.7 sq.m.) approx.

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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Area Map



Energy Efficiency Graph



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