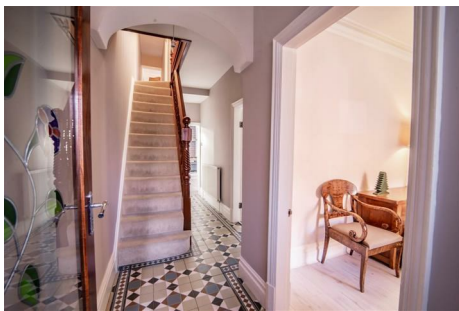


# BULB

ESTATE AGENT

*Intentionally Better*



**Belgravia St. Leonards Road, Leicester, LE2 IWS**

**Offers in the region of £390,000**

Here is a beautiful, detached home that has FOUR BEDROOMS, TWO BATHROOMS and a downstairs w/c. This home has been renovated to a high standard with a modern finish to the already beautiful characteristics of the home. It boasts a kitchen that will catch your attention as soon as you walk in. The home also benefits from having TWO large reception rooms, small low maintenance garden and garage that is ideal for a small car or extra storage.

# BULB

ESTATE AGENT

*Intentionally Better*

## Full Description

Welcome to this wonderful home situated on the quiet street on St Leonards Road, located within minutes of Clarendon park a well sort after area with the bonus of close distance to Leicester University and the City Centre. As you enter the home you are greeted by the stylish character of the stained glass window door and the Victorian Minton tiled floor that compliments the colour theme of the home.

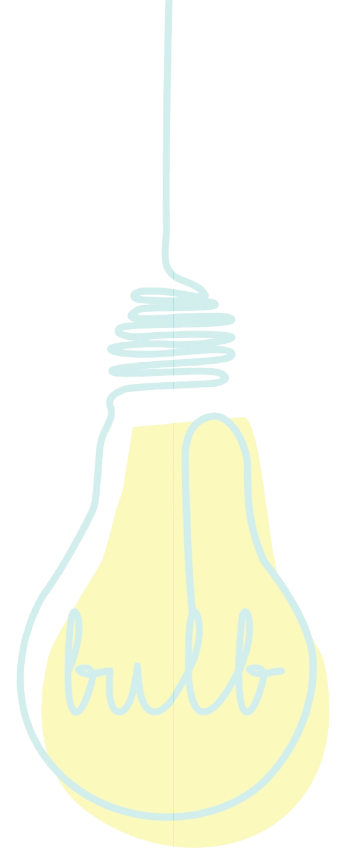
To your right you enter the large dining room with a bay fronted window and high ceiling. To the second separate reception room you have access through to the courtyard garden and the rear of the garage / double sliding door storage area. The second reception room is large enough to accommodate your family needs and boasts a character style feel to it with a log burner in the fireplace.

The kitchen is fully fitted and equipped with dishwasher, fridge-freezer, gas hob and extractor hood with generous space and centre island table. Through the kitchen you will find the utility room with fitted washer and dryer, a vanity area useful for folding and sorting laundry as well as a downstairs w/c adjacent to the utility room. Storage is a concern for many homes, but with this property having a garden storage room as well as garage, kitchen pantry and under stairs cupboard you will have ample space to suit your needs.

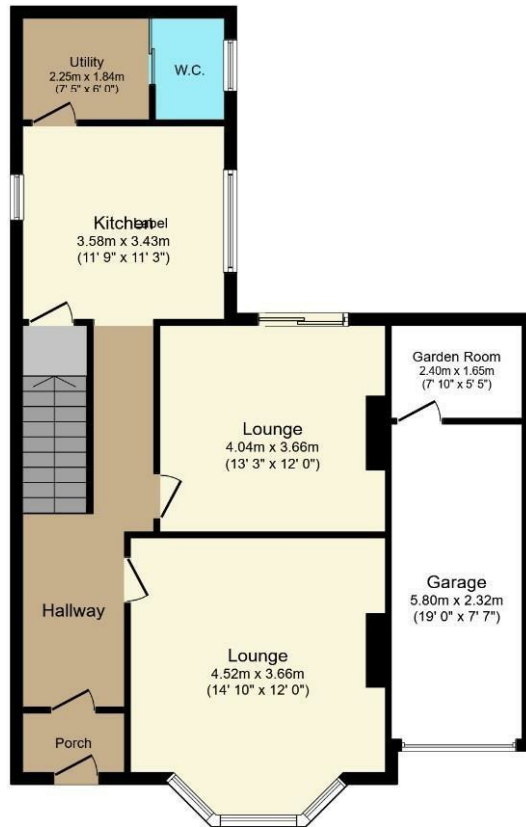
To the second floor boasts 1 small double bedroom, a large double bedroom, a very large master bedroom which overlooks the street with large sash windows which allows for a lot of natural light. Not to forget the very large and modern bathroom which has a stylish bath, separate shower with a Milano shower enclosure and built in smart mirror/TV.

Finally, To the second floor is the large fourth bedroom with its own private modern en-suite bathroom and storage closet.

A must view property and the perfect purchase for any family ready to start 2021 in their beautiful new home. To view, get in touch with us today on 01902.283.109



## Floor Plan

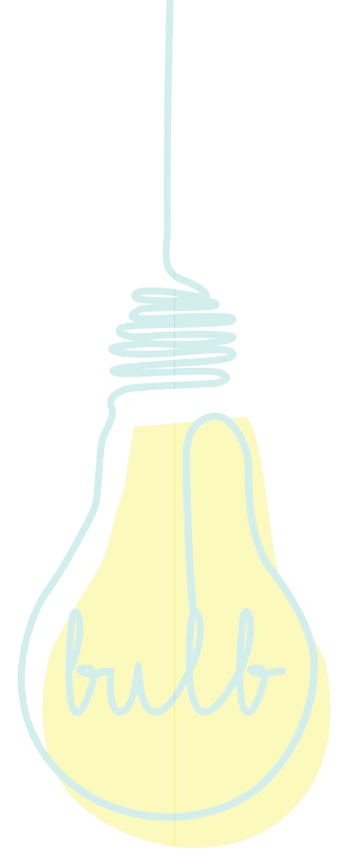


Floor area 72.0 sq. m. (775 sq. ft.) approx

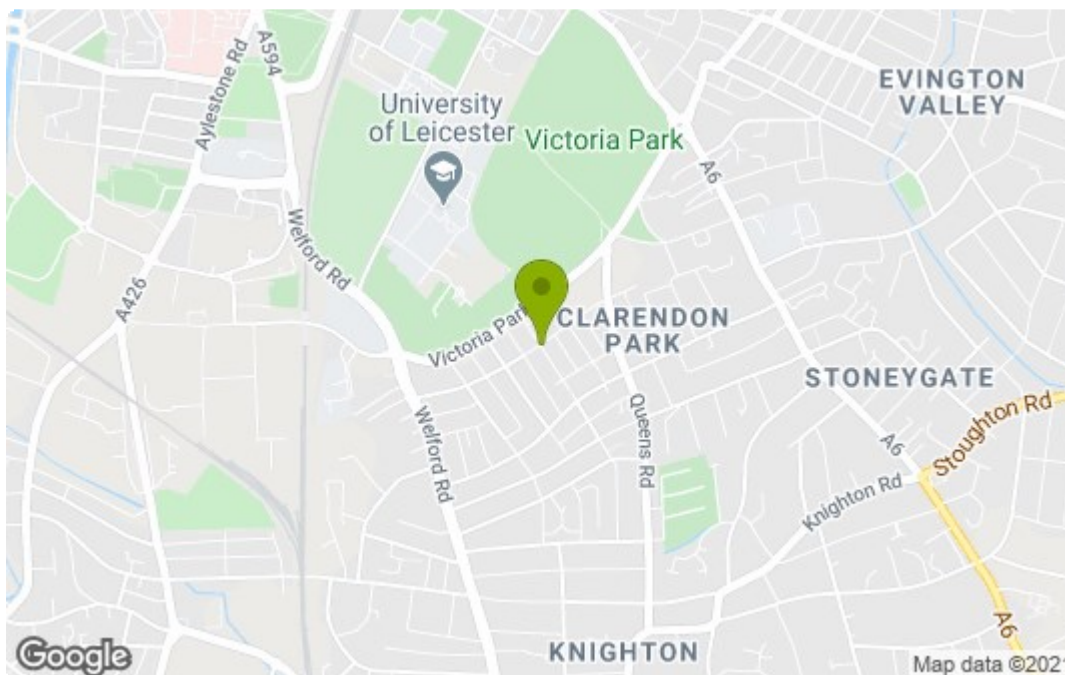
Total floor area 72.0 sq. m. (775 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

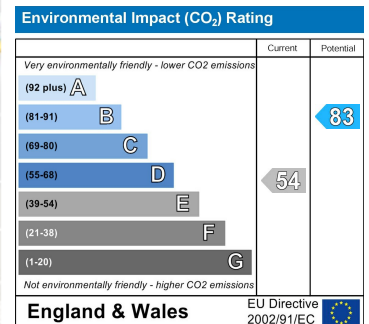
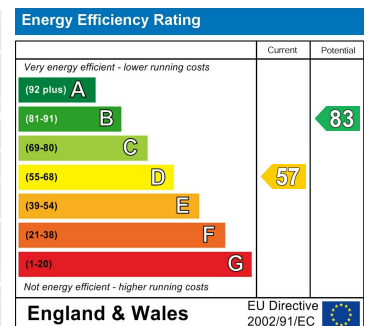
Powered by audioagent.com



## Area Map



## Energy Efficiency Graph



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.