



68 Faire Road, Leicester, LE3 8ED

**£190,000**

CLOSE TO SHOPS, 2 bed semi-detached BUNGALOW, FGCH - COMBI BOILER, UPVCD double glazing, garage & 85' rear garden. Competitively priced, early viewing advised!

## **Hall**

UPVC double glazed entrance door, airing cupboard housing combination boiler.

## **Lounge-Diner 19'6 x 10'10 (5.94m x 3.30m)**

UPVC double glazed window to front, two radiators, fitted carpet, gas fire.

## **Kitchen 10'6 x 7' (3.20m x 2.13m)**

UPVC double glazed window to front, tiled floor, fitted with a range of base, drawer & eye level units, work surfaces, stainless steel sink unit, radiator, provision for cooker, washing machine.

## **Conservatory 9'3 x 7'9 (2.82m x 2.36m)**

UPVC double glazed, polycarbonate roof, radiator, tiled floor.

## **Bedroom One 14' x 10'10 (4.27m x 3.30m)**

UPVC double glazed window to rear, fitted carpet, radiator.

## **Bedroom Two 10' x 8'10 (3.05m x 2.69m)**

UPVC double glazed window and single door to garden, radiator.

## **Bathroom 7' x 5'6 (2.13m x 1.68m)**

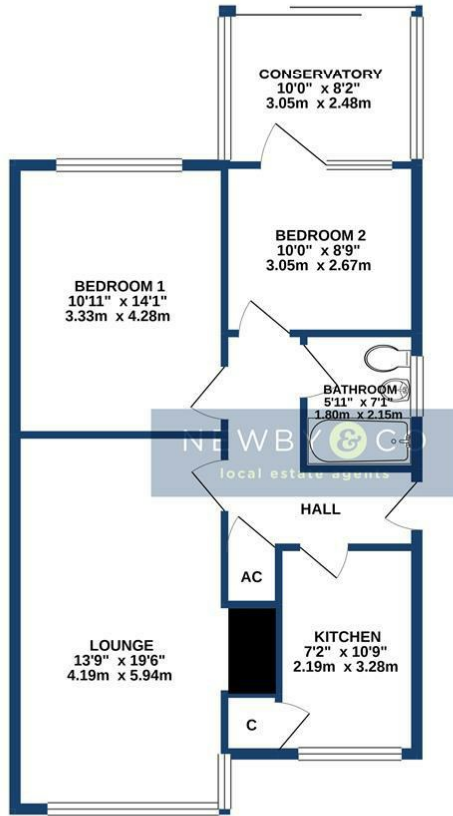
UPVC double glazed opaque window, radiator, tiled floor, fully tiled walls, panelled bath with electric shower over, wash hand basin, wc.

## **Outside**

The front of the property has lawn, flower bed and driveway providing parking for up to 3 cars leading to single detached garage with light & power. The East facing rear garden approx 85' has patio, lawn, borders, fully fenced boundaries.

# Floor Plan

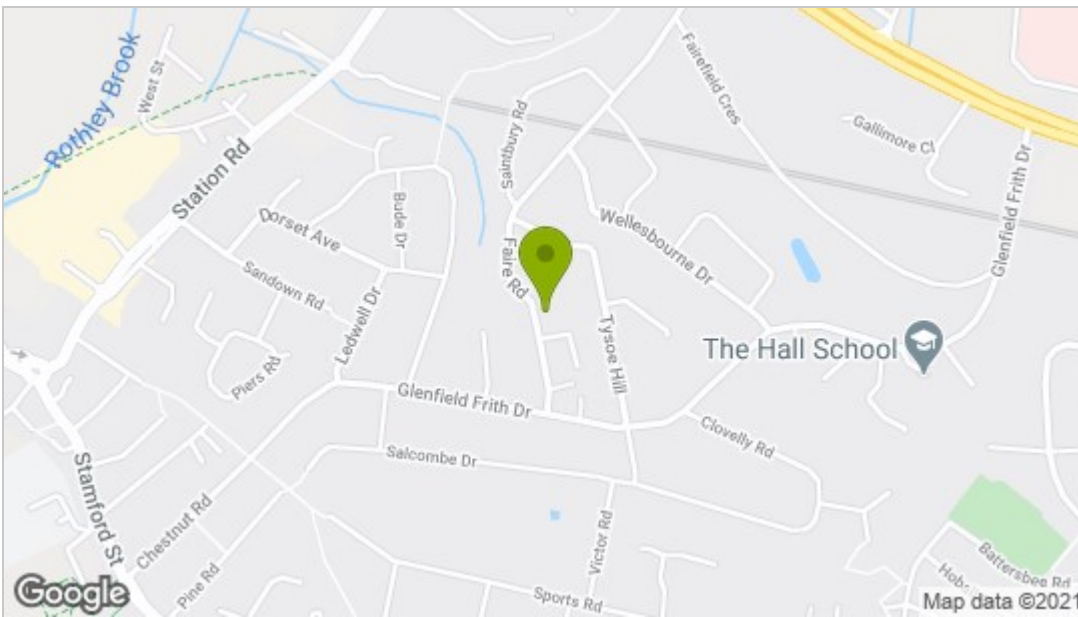
GROUND FLOOR  
744 sq.ft. (69.1 sq.m.) approx.



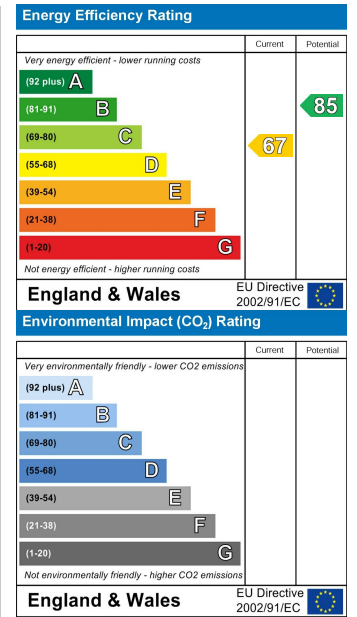
TOTAL FLOOR AREA - 744 sq.ft. (69.1 sq.m.) approx.

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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