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Sunnycroft Road, Western Park,
Leicester, LE3 6FT

£375,000

Property Features

- Established Character Home
- Well Presented
- Highly Sought After Location
- Refurbished Kitchen And Diner
- Western Park
- Converted Rear Outbuilding
- Four Bedrooms
- Ground Floor W.C
- Three Storey
- Internal Inspection Recommended

Full Description

A beautifully presented four bedroom semi-detached home situated in the highly sought-after location of Western Park. Retaining original features and modern upgrades throughout, the accommodation offers recessed porch, entrance hall, living room, lounge, ground floor w.c., refurbished kitchen and dining area, three first floor bedrooms, separate cloakroom / w.c. and bathroom, to the second floor is a further fourth bedroom with a large walk-in wardrobe. Internal viewing is essential to appreciate the size, character and calibre of accommodation on offer.

ENTRANCE HALL

Main entrance hallway with stripped wooden flooring and composite front door.

LOUNGE

13' 0" x 12' 8" (3.96m x 3.86m)

Light and spacious reception room with strip wooden flooring, wooden sash box window to the rear elevation, radiator wrought iron log burner.

DINING ROOM

15' 9" x 12' 0" (4.8m x 3.66m)

Large reception room with UPVC double glazed bay window to the front elevation and wrought iron fireplace feature, radiator.

KITCHEN/DINER

18' 4" x 12' 0" (5.59m x 3.66m)

A remodelled stylish kitchen / diner with a range of wall and base level units, floating island, double glazed feature window to the side elevation and double glazed door and window to the rear elevation leading to garden, opened rear utility area with skylight window.

GROUND FLOOR WC



Comprises low-level flush WC, wash hand basin, Harlequin tiling, opaque, UPVC double glazed window to the side elevation.

LANDING

First landing accessed by main entrance hallway, leading to.

BEDROOM ONE

15' 9" x 12' 0" (4.8m x 3.66m)

Bedroom, one with UPVC double glazed windows to the front elevation, stripped wooden flooring and radiator.



BEDROOM TWO

13' 0" x 12' 8" (3.96m x 3.86m)

Stripped wooden flooring with feature wooden sash box window to the rear and side elevation, radiator.

BEDROOM THREE

10' 9" x 9' 9" (3.28m x 2.97m)

Double glazed window to the side, elevation and radiator.

BATHROOM

A contemporary bathroom comprising bath with screen and rain fall shower over, his and hers wash hand basin, tiling in part, opaque, UPVC double glazed window to the rear elevation.



CLOAKROOM / W.C

First floor cloakroom, comprising a low-level flush WC and wash hand basin with opaque window to the side.

SECOND LANDING

Stairs rising to third floor.

BEDROOM FOUR

15' 4" x 10' 0" (4.67m x 3.05m)

With stripped wooden flooring window to the front elevation radiator. Spacious walk in closet area with stripped wooden flooring and lighting with potential for ensuite.

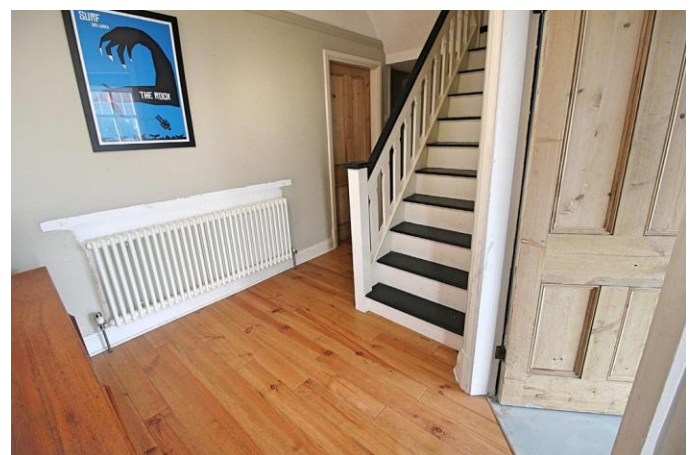


OUTSIDE

The property benefits from a landscaped mature garden with patio area. Lawn, raised decking area, gated access to front garden being landscaped with pathway to front door.

LARGE REAR WOODEN OUTBUILDING

The rear garden contains a large wooden outbuilding which is converted with power and lights and wooden flooring with double glazed windows and door making an ideal work space or office.



EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

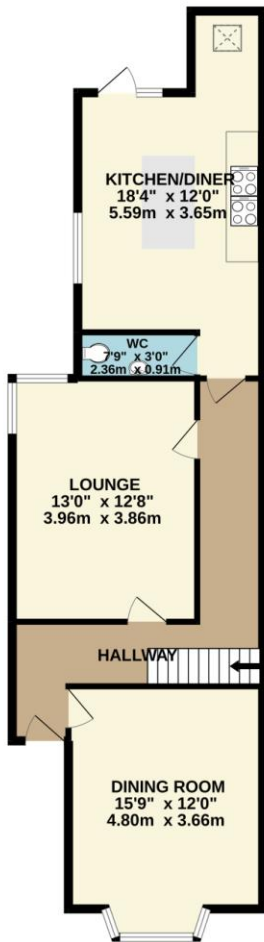
Address:
Sunnycroft Road, T1 4H 4L

Reference:
PG1



Floorplan

GROUND FLOOR
777 sq.ft. (72.1 sq.m.) approx.



1ST FLOOR
752 sq.ft. (69.9 sq.m.) approx.



2ND FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA: 1853 sq.ft. (172.1 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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