

FOR SALE

£350,000

3 Bed Semi-Detached House in Danehurst Avenue, Leicestershire LE3 6DB



PROPERTY FEATURES

- Extended Semi Detached
- No Upward Chain
- Three Bedrooms
- Immaculate Presentation
- Ground Floor Shower Room
- Study
- Open Plan Living Zone
- Landscaped Gardens
- Off Road Parking
- Call Phillips George To View



FULL DESCRIPTION

Nestled off the highly desirable Glenfield Road, LE3 this immaculate three bedroom semi detached home offers an exceptional blend of style and space. Boasting an impressive extended open plan living area with a sleek kitchen, utility area, and striking bifold doors, the space is flooded with natural light from skylight windows - perfect for modern family living. Outside, a landscaped tiered garden complements ample off road parking. Offered chain free. Contact Phillips George to arrange your viewing.

PORCH AND ENTRANCE HALL

Main porch with double glazed door to the front, main entrance hall with feature tiled floor, radiator and stairs off to the first floor.

LOUNGE

11' 5" x 11' 0" (3.48m x 3.35m) Double glazed bay window to the front, radiator, laminate flooring.

LIVING AREA / KITCHEN

23' 5" x 19' 2" (7.14m x 5.84m) Comprising base and wall mounted units with work surfaces, island, sink unit, wine, tiled splash backs, built in fridge freezer, built in dishwasher, built in 5 ring gas hob, double oven and extractor hood, bi-fold doors to the rear, two Velux skylight windows, radiators, laminate floor, spotlights and window to the rear, utility zone with plumbing and space for washing machine.

STUDY

10' 4" x 6' 3" (3.15m x 1.91m) Double glazed window to the front, radiator, laminate flooring.



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GROUND FLOOR SHOWER ROOM

Comprising a shower cubicle, low level flush W.C and wash basin, tiled from floor to ceiling.

LANDING

Carpeted flooring, loft hatch, window to the side.

BEDROOM ONE

11' 11" x 10' 2" (3.63m x 3.1m) Double glazed bay window to the front, radiator, a range of fitted wardrobes, laminate wooden flooring.



BEDROOM TWO

11' 0" x 10' 9" (3.35m x 3.28m) Double glazed bay window to the rear, radiator, a range of fitted wardrobes, laminate wooden flooring.



BEDROOM THREE

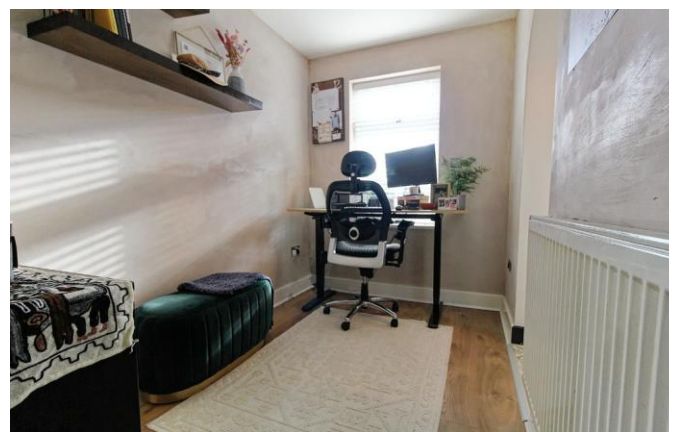
8' 0" x 7' 0" (2.44m x 2.13m) Double glazed window to the front, radiator, laminate wooden flooring.

BATHROOM

Comprising a three piece suite, bath with shower and glass screen over, wash basin, opaque double glazed window to the rear, low level flush, towel radiator, tiled from floor to ceiling.

OUTSIDE

Landscaped rear garden set on a tiered plot with patio and stairs leading to lawn, fenced borders, landscaped driveway providing ample off road parking.

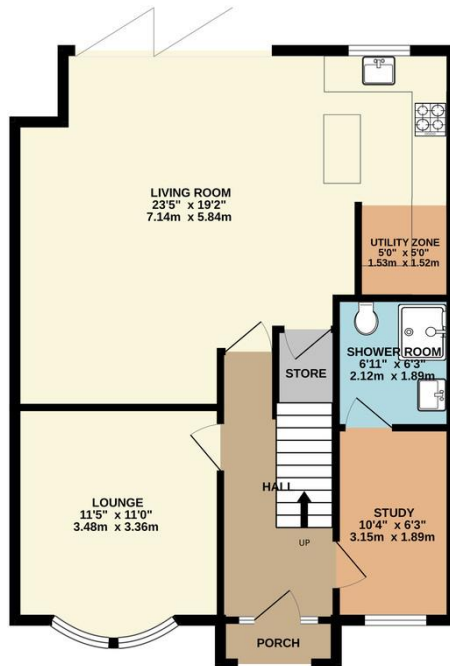




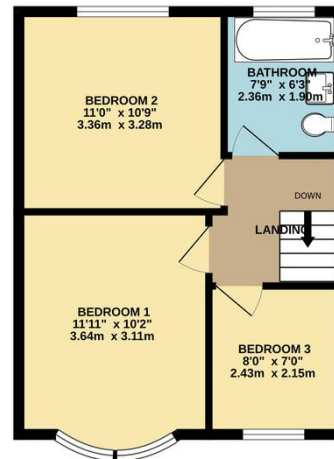
EPC to follow.



GROUND FLOOR
727 sq.ft. (67.5 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA: 1123 sq.ft. (104.3 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.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

