



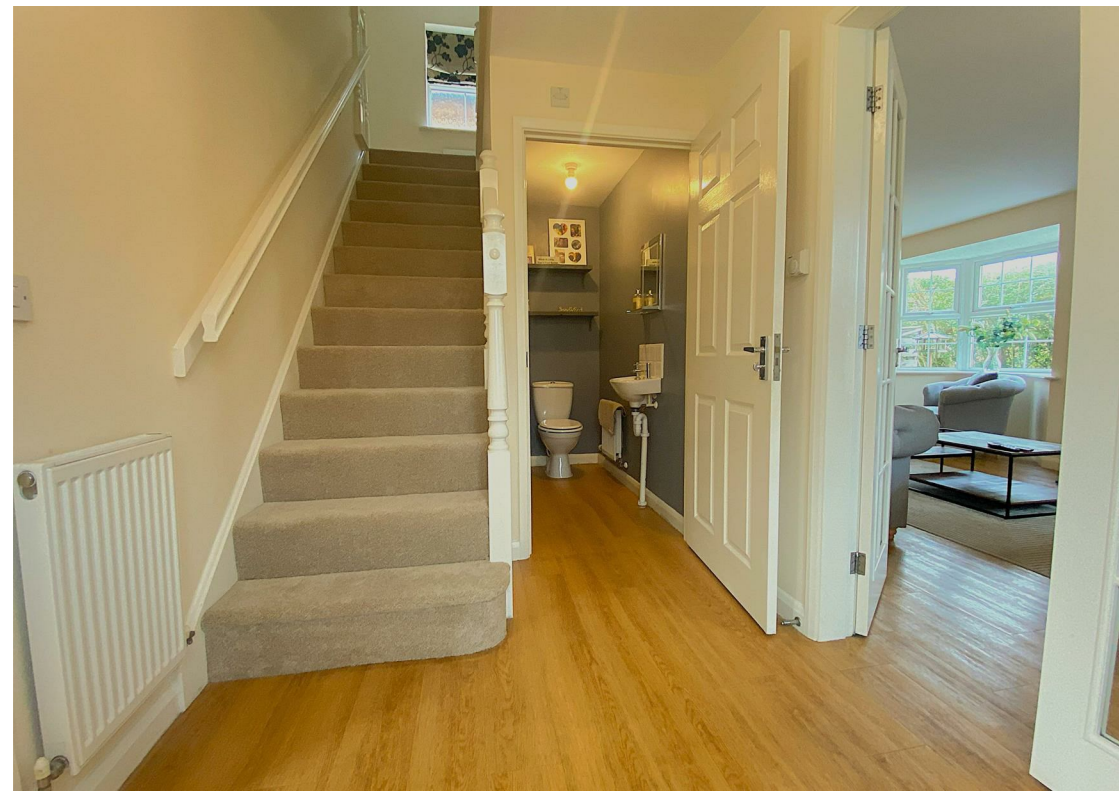
65 Lady Hay Road  
Bradgate Heights, Leicester, LE3 9SJ  
**£415,000**





SPACIOUS, WELL PRESENTED DETACHED HOME, BRADGATE HEIGHTS, NO CHAIN! Set in this popular suburb of the city, this well presented detached home is perfect for families in need of more space. The accommodation briefly consists of, entrance hall, a generous lounge, open plan kitchen-diner, utility area and a wc to the ground floor, with a master bedroom & en-suite shower room, three further good size bedrooms and a family bathroom to the first floor. The property also benefits from upvc double glazing, gas central heating, front and rear gardens, off road parking and a garage. Internal viewing is highly recommended and strictly by appointment only.

- Spacious Detached Family Home
- Popular Location
- Kitchen-Diner with Integrated Appliances
- Lounge, Utility & WC
- Four Bedrooms
- Two Bathrooms
- No Upward Chain
- EPC Rating C, Freehold, Council Tax Band E





**The Property**

The property is entered via a composite door leading into.

**Entrance Hall**

8'4" x 6'5" (2.56 x 1.96)

With stairs to the first floor, laminate wood flooring and provides access to the following.

**Kitchen-Diner**

11'10" x 20'0" (3.62 x 6.12)

Fitted with a range of floor and wall mounted units with quartz worktops, the kitchen also benefits from an integrated dishwasher, washing machine, wine cooler and fridge freezer, range cooker with extractor, Belfast sink, breakfast bar, recessed spotlighting, laminate wood flooring and French doors leading onto the garden.

**Utility Room**

6'4" x 4'8" (1.94 x 1.44 )

With Quartz work top, wall mounted cupboard, laminate wood flooring, plumbing for a washing machine and door leading to the side and rear.

**WC**

6'4" x 3'1" (1.94 x 0.95)

Fitted with a two piece suite comprising, low level wc and a wall mounted basin.

**Lounge**

11'8" x 20'0" (3.57 x 6.12 )

With dual aspect windows, feature fire place with log burner and laminate wood flooring.

**The First Floor Landing**

With window to the rear, loft hatch, airing cupboard and provides access to the following.

**Bedroom One**

14'0" x 11'11" (4.27 x 3.65 )

(maximum measurements) With dual aspect windows and door leading to the ensuite.

**En-suite**

3'10" x 8'7" (1.17 x 2.63)

Fitted with a three piece suite comprising low level wc, pedestal sink and walk in shower.

**Bedroom Two**

11'5" x 11'11" (3.48 x 3.65 )

With dual aspect windows and built in wardrobes.

**Bedroom Three**

11'5" x 7'11" (3.48 x 2.42 )

With dual aspect windows and built in wardrobes.

**Bedroom Four**

8'7" x 6'0" (2.64 x 1.84 )

With window to the side.

**Bathroom**

6'4" x 6'9" (1.94 x 2.07 )

Fitted with a three piece suite comprising low level wc, pedestal basin and bath with shower over.

**Outside**

To the front and wrapping around to the right is a mature, well stocked garden with railings and gated access to the side and rear. To the left of the property is the rear garden with patio area and lawn, walled boundaries and gated access to the garage and drive way.

**Services**

The property benefits from mains gas, water, electric and drainage.



Floor Plan



Viewing

Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

