



16 Washington Road
, Leicester, LE4 9AQ
£275,000



NO UPWARD CHAIN !!!!

Set on the Thurmaston-Leicester Border this immaculately presented semi-detached home is a must view for potential buyers. The accommodation briefly consists of, entrance hall, WC, a spacious lounge and a modern dining kitchen to the ground floor. To the first floor are three bedrooms and a contemporary family bathroom. The property also benefits from gas central heating, upvc double glazing, rear garden, garage and off-road parking. Viewing is strictly by appointment only.

- Immaculately Presented Semi-Detached Home
- Lounge, Kitchen-Diner & WC
- Three Bedrooms
- Garage & Off Road Parking
- Rear Garden
- Ideal First Time Buy Or Buy2let
- Viewing Essential
- EPC Rating C, Freehold, Council Tax Band B



Location

The property is located approximately 4 miles north of Leicester city centre. It is within access to the inner ring road and Tesco superstore which can be located in the Hamilton district of Leicester. Barkbythorpe Road also offers access to some of North Leicestershire's desirable villages such as Barkbythorpe which will then lead through to Queniborough.

The Property

The property is entered via a composite door leading into.

Entrance Hall

With stairs leading to the first floor and provides access to the following.

WC

2'09 x 4'11 (0.84m x 1.50m)

With pestal basin, low level wc, radiator and obscure uPVC double glazed window to the front aspect.

Lounge

14'1 x 12'2 (4.29m x 3.71m)

(maximum measurements) Cozy family room with feature fire, uPVC double glazed window to the front aspect and provides access into the kitchen-diner via the internal French doors.

Kitchen-Diner

15'4 x 9'9 (4.67m x 2.97m)

Modern fitted kitchen with a range of soft closing floor and wall mounted units, roll top work surface and both upstans and splashbacks. The kitchen also benefits from a stainless steel sink and drianer unit, plumbing for a washing machine and dishwasher along with uPVC double glazed window to the rear aspect. The dining side houses the family dining table, offers a spacious panty cupboard and has uPVC double glazed French doors leading out onto the rear garden.

The First Floor Landing

With loft access, storage cupboard and provides access to the following.

Bedroom One

15'2 x 10'08 (4.62m x 3.25m)

(maximum measurements into robes) Double bedroom with both fitted robes and storage and offers two uPVC double glazed windows to the front aspect.

Bedroom Two

9'1 x 8'9 (2.77m x 2.67m)

With uPVC double glazed window to the rear aspect.

Bedroom Three

8'9 x 6 (2.67m x 1.83m)

With uPVC double glazed window to the rear aspect.

Bathroom

Fitted with a three piece suite comprising bath with shower over, pedestal basin and low level wc. The bathroom also benefits from a heated towel rail, extractor fan, shaving point and an obscure upVC double glazed window to the side aspect.

Outside

To the front of the property is a low maintenance frontage with paved path leading to the front door.
To the side of the property is two off road parking spots which in turn lead to the garage and gate into the rear garden.
To the rear is a well proportioned lawned garden with paved patio and fenced boundaries.

Garage

With up and over door, power, light and personnel door leading into the rear garden.



Floor Plan



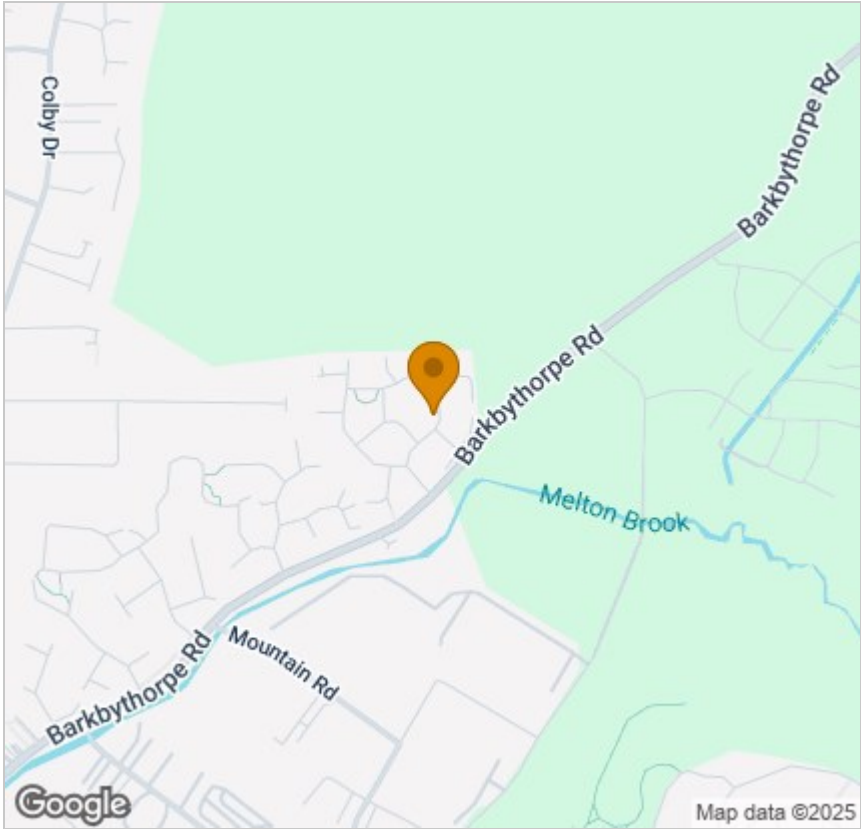
Viewing

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

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4 High Street Syston, Leicester, LE7 1GP
Tel: 0116 2607788 Email: syston@astonandco.co.uk <https://astonandco.co.uk/>

Area Map



Energy Efficiency Graph

