



ESTATE & LETTING AGENTS



82 Ocean Road  
, Leicester, LE5 2ES  
£600,000



Available to the market with no upward chain, we are delighted to offer to the market this extended six double bedroomed semi-detached home, benefitting of a full refurbishment throughout. The property has undergone a full renovation comprising of; a two story side extension, loft conversion, an 8 meter single story extension to allow impressive open plan living space, en-suites to each bedroom in addition to a new roof, new double glazing, brand new central heating system, brand new electrics, landscaped gardens and much more.

The layout comprises of; entrance hallway with a w/c under stairs, a large lounge facing the front aspect, open plan kitchen and living space, downstairs double bedroom with an en-suite. To the first floor there are three double bedrooms with three en suites and to the second floor are two double bedrooms with two en suites.

To the rear of the property is a larger than average rear garden, having a patio area and steps up to the lawn and gravel area. There is potential to add a garage or an outbuilding space subject to the necessary planning consent. There is access via the back sliding doors and side gate on the right hand side.

\*Please note, the property renovation is close to being complete. Our client will be finishing the renovation in full.\*

- Six Bedroom Semi Detached Home
- Six En-Suites
- \*Being Sold With All Works Completed\*
- Benefitting From a High Specification Refurbishment.
- 8 Metres Single Story Extension With Sliding Doors
- Brand New Central Heating & UPVC Double Glazing
- Large Enclosed Rear Garden
- Potential For An Outbuilding Or Garage, STPP
- Council Tax Band A
- EPC Rating C



**Lounge**

24'83 x 11'81 (7.32m x 3.35m)

**Open Plan Kitchen**

31'48 x 25'4 (9.45m x 7.72m)

**Bedroom Ground Floor**

25'6 x 12'42 (7.77m x 3.66m)

**En-Suite Ground Floor**

6'2 x 8'77 (1.88m x 2.44m)

**Bedroom One**

14'4 x 15'1 (4.37m x 4.60m)

**Bedroom One En-Suite**

5'7 x 8'8 (1.70m x 2.64m)

**Bedroom Two**

12'2 x 15'7 (3.71m x 4.75m)

**Bedroom Two En-Suite**

12'1 x 5'16 (3.68m x 1.52m)

**Bedroom Three**

12'3 x 16'4 (3.73m x 4.98m)

**Bedroom Three En-Suite**

12'2 x 4'4 (3.71m x 1.32m)

**Bedroom Four**

11'6 x 10'3 (3.51m x 3.12m)

**Bedroom Four En-suite**

8'3 x 5'3 (2.51m x 1.60m)

**Bedroom Five**

11'6 x 10'31 (3.51m x 3.05m)

**En-suite Bedroom Five**

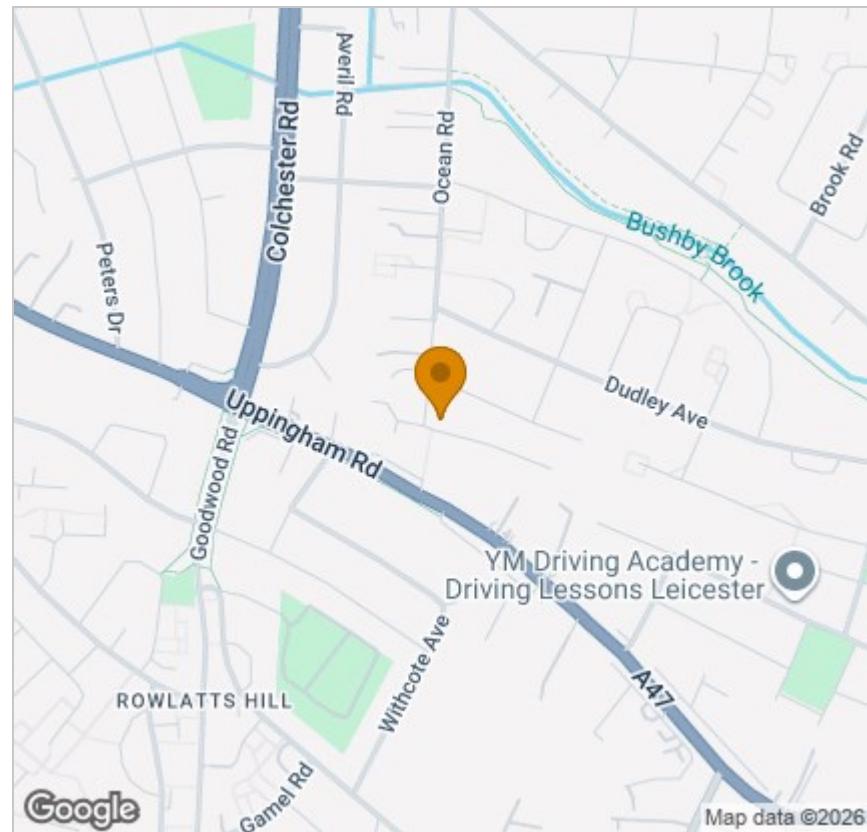
6 x 6 (1.83m x 1.83m)



## Floor Plan



## Area Map



## Viewing

Please contact our Wigston Sales Office on 0116 2883872 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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## Energy Efficiency Graph

