



80 Ocean Road  
, Leicester, LE5 2ES  
**£450,000**





Available to the market with no upward chain, we are delighted to offer to the market this extended four bedroom semi-detached home, benefitting of a full refurbishment throughout. The property has undergone a full renovation comprising of; a, loft conversion, an 8 meter single story extension to allow impressive open plan living space, en-suites to two of the four bedrooms 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, and an open plan kitchen and living space, To the first floor there are three double bedrooms with one having an en-suite and a three piece main bathroom. To the second floor is a large double bedroom, with windows facing the front and rear of the property and an en-suite

To the rear of the property is a good size rear garden, having a patio area and steps up to the lawn 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.\*

- Four Bedroom Semi Detached Home
- Ground Floor W/C, Main Bathroom & 2 En-suites
- Benefitting From a High Specification Refurbishment
- 8 Metres Single Story Extension With Sliding Doors
- Brand New Central Heating & UPVC Double Glazing
- Loft Conversion
- Good Size Enclosed Rear Garden
- Popular Location
- Council Tax Band A
- EPC Rating C



**Lounge**  
11'9 x 24'4 (3.58m x 7.42m)

**Open Plan Kitchen**  
25'5 x 18'2 (7.75m x 5.54m)

**Downstairs WC**

**Bedroom First Floor Front**  
11'9 x 11'3 (3.58m x 3.43m)

**En-Suite First Floor Bedroom Front**  
8'4 x 4'9 (2.54m x 1.45m)

**Bedroom First Floor Rear**  
11'9 x 12'8 (3.58m x 3.86m)

**Bedroom First Floor Rear**  
6'05 x 9'05 (1.96m x 2.87m)

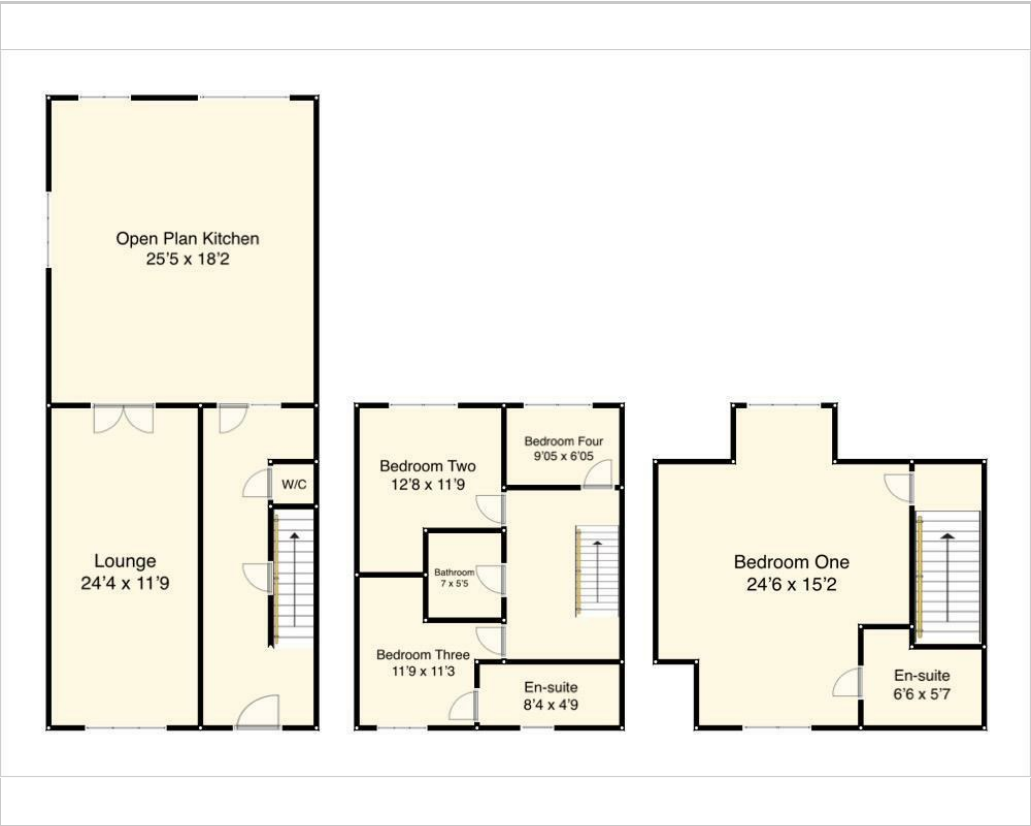
**Main Bathroom**  
7 x 5'5 (2.13m x 1.65m)

**Bedroom Second Floor**  
15'2 x 24'6 (4.62m x 7.47m)

**En-Suite Second Floor Bedroom**  
5'7 x 6'6 (1.70m x 1.98m)



Floor Plans



Viewing

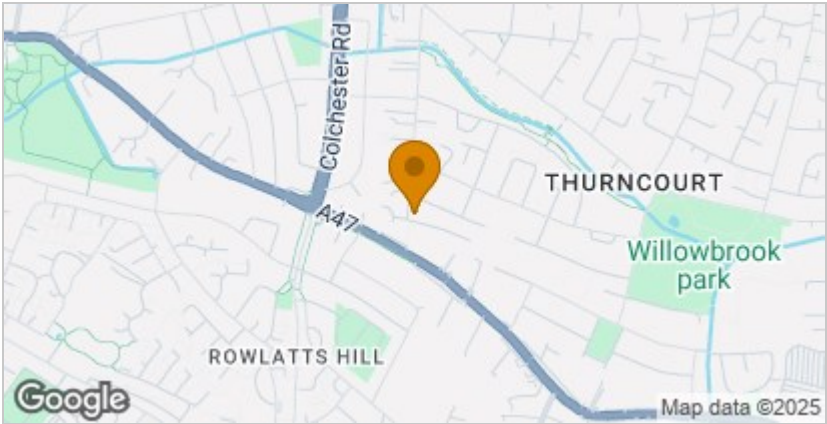
Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.



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Area Map



Energy Efficiency Graph

