



7 Stockland Road
, Leicester, LE2 9DA
£225,000



Available to the market with no upward chain & benefiting from uPVC double glazing & Gas Central Heating, this spacious family home is convenient for local schools & amenities. Excellent road links with the nearby A563 leading directly to Fosse Park & Motorways.

- SEMI DETACHED FAMILY HOME
- LOUNGE AND DINING KITCHEN
- REAR PORCH AND DOWNSTAIRS WC
- 3 BEDROOMS
- FAMILY BATHROOM
- BLOCK PAVED FRONTAGE
- GOOD SIZED REAR GARDEN WITH TIMBER GARAGE
- EXCELLENT TRANSPORT LINKS
- COUNCIL TAX BAND A - EPC RATING
- Available Broadband - standard - superfast . Ultrafast See ofcom broadband checker



THE ACCOMMODATION

Benefiting from uPVC double glazing and Gas Central Heating this spacious 3 bedroom family home is available to the market with no upward chain. Much improved over the years the property would benefit from some further upgrades and is presented to the market at an extremely competitive price. Standing on a very generous plot, the frontage has been block paved providing standing for 2 vehicles with a driveway shared with the neighbouring property leading to a private driveway with additional parking and access to a large garage/workshop to the rear.

The private rear garden has a patio area directly behind the house with a brick built garden store, a lawn with flower borders and a further paved seating area at the bottom.

The house is entered through a uPVC front door into a large brick built porch and onward into the spacious entrance hall giving access to the ground floor rooms and having a staircase, with storage cupboard under, rising to the first floor.

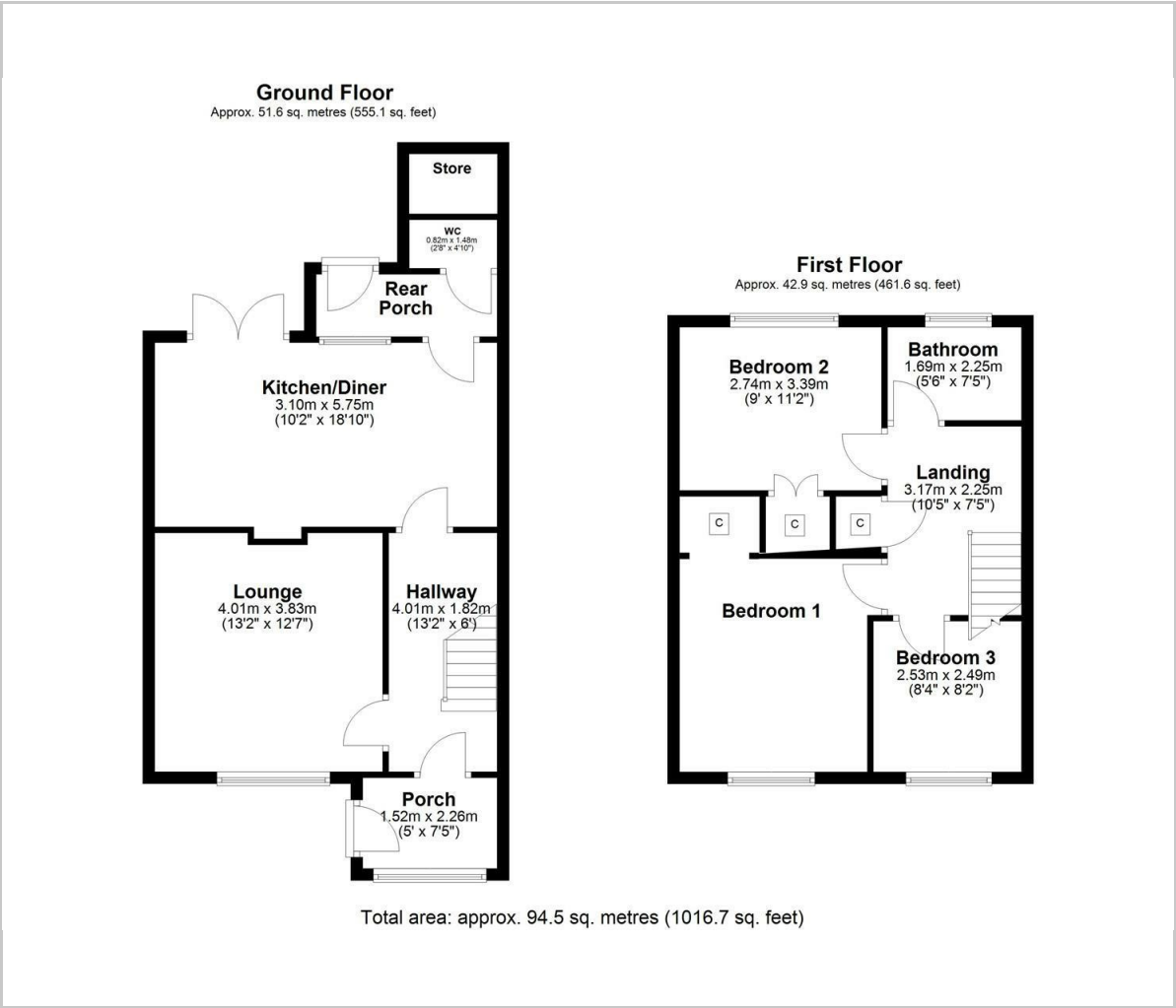
The lounge to the left is a good sized room with a feature fireplace and a window overlooking the front. The kitchen and dining room have been knocked through to create a large dining kitchen.

The kitchen area with a window over-looking the garden and a door into the rear porch has been fitted with a range of base and wall units, an electric cooker, gas hob with hood over and space for white goods. The dining area has ample space for a family dining table with French doors providing views of the garden and access onto the patio. A door from the kitchen leads into the rear porch with a door out onto the patio and a door into the downstairs wc comprising a toilet and wash hand basin.

Upstairs, off the very spacious landing with a linen cupboard off, there are doors to: bedroom 1 a generously sized room with ample space for a double bedroom suite, a cupboard housing the Worcester Bosch boiler, and a window overlooking the front. Bedroom 2 is a similar sized room with a built in wardrobe and a window overlooking the rear garden. Bedroom 3 is a good sized single room with a window to the front. A family bathroom comprising a toilet, sink and bath with a shower over completes the accommodation.



Floor Plan



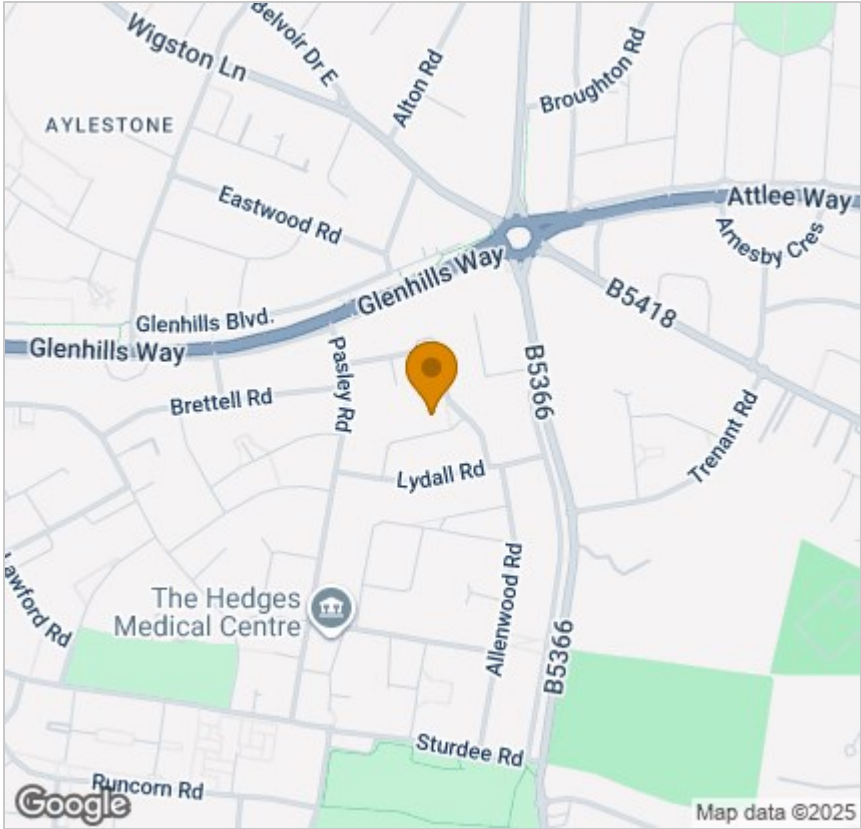
Viewing

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.

Aston & Co Estate Agents 67 Long Street, Wigston, Leicestershire, LE18 2AJ
Tel: 0116 2883872 Email: info@astonandco.co.uk <https://astonandco.co.uk/>

Area Map



Energy Efficiency Graph

