

3 bedroom semi detached house - 21, Brightside Road, Leicester, LE5 5LD



Kal Sangra Shonki Brothers are pleased to offer this 3 bedroom semi detached house located in Evington. The property briefly comprises of lounge, dining room, fitted kitchen, utility room, 3 bedrooms and family bathroom. The property benefits from gas central heating and front & rear gardens.

#### Directions:

Proceed out of Leicester City Centre on A6 London Road towards Oadby. Turn left onto Evington Road and continue along to the left hand turn onto Evington Drive. Brightside Road is the 2nd turning on the left where the property is situated clearly identified by our 'For Sale' board.

#### ACCOMMODATION

Storm porch

Hardwood door to opening into:

Ground Floor:

Entrance hall:

Having laminate flooring, central heating radiator, under-stairs cupboard. Stairs to first floor and all connecting doors to:

Lounge: 14' 10" x 11' 9" approx (4.27m 0.25m x 3.35m 0.23m approx)

Having single glazed bay window to the front aspect, laminate flooring, fireplace & gas fire, central heating radiator.

Dining room: 13' 0" x 11' 8" approx (3.96m 0.00m x 3.35m 0.20m approx)

Having door to rear garden, laminate flooring, gas fire, central heating radiator.

Kitchen: 9' 4" x 7' 8" approx (2.74m 0.10m x 2.13m 0.20m approx)

Having single glazed window to the rear of the property, door to the utility room, a range of base units with worktops over, wall mounted central heating Combi boiler, stainless steel sink and double drainer, gas cooker connection, central heating radiator.

Outside Utility room: With plumbing for washing machine, separate W.C. + store.

First Floor:

Landing: With storage cupboard and all connecting doors to:

Bedroom 1: 12' 6" x 12' 1" approx (3.66m 0.15m x 3.35m approx)

Having single glazed window to the front of the property, wall mounted gas fire, fitted carpet, central heating radiator.

Bedroom 2: 13' 1" x 12' 1" approx (3.96m x 3.35m approx)

Having single glazed window to the rear of the property, fitted carpet, wall mounted gas fire, fitted cupboards, central heating radiator.

Bedroom 3: 7'8" x 6'2" approx (2.35m x 1.9m approx)

Having single glazed window to the front of the property, central heating radiator.

Bathroom: Having single glazed window to the rear of the property, bathroom suite comprising bathtub, wash hand basin and vanity unit, W.C, fully tiled walls, central heating radiator.

#### Outside

The front garden is retained by a brick wall. A wooden gate leads to the side of the property and on to the enclosed rear garden and stores.

#### Services:

Mains services are connected to the property. The services, fittings and appliances (if any) have not been tested by the selling agents.

#### Tenure:

Freehold with vacant possession

#### The Property Mis-description Act 1991

These sales particulars have been written to conform to the Property Mis-description Act. All statements contained in these particulars are believed to be correct, but whilst every care is taken in their presentation, their accuracy is not guaranteed, nor do they form part of any contract or warranty, unless stated to the contrary. Interested parties should note the following:

- 1) All dimensions, distances and floor areas are approximate and are given for guidance purposes only.
- 2) Information on Rating Assessments and Town and Country planning matters have been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers/lessees are recommended to obtain written confirmation prior to entering into any commitment.
- 3) All information on the availability of main services is based on information supplied to us. Interested parties are recommended to arrange for any tests to be carried out prior to acquisition.

#### Health and Safety

Shonki Brothers Ltd request you to exercise due diligence during your inspection of this property. Shonki Brothers Ltd are unable to warrant that the property is free from hazards or complies with Health & Safety legislation and accept no liability for injury or loss to persons or property when visiting the property.