

LARGE 4 BEDROOM, 3 STOREY VILLA - 111, Loughborough Road, Leicester, LE4 5LN



- Large 4 Bedroom, 3 Storey Villa
- Study / 5th Bedroom
- Gas Central Heating
- UPVC Double Glazing
- Off Road Parking

Kal Sangra Shonki Brothers Limited are pleased to offer this large 4 bedroom, 3 storey bay fronted villa located off Melton Road, Leicester. The property briefly comprises of entrance hall, 2 reception rooms, large breakfast kitchen, 4 bedrooms, one with en suite bathroom, family bathroom, front garden providing off road parking & rear yard.

Directions:

Proceed out of Leicester City Centre on the Belgrave Road. Turn left onto Loughborough Road, continue along for approx ¼ mile and the subject property is located on the right hand side, identified by our "For Sale" board.

Accommodation:

Ground Floor:

Entrance Porch leading to Entrance Hall:

With understairs cupboard, stairs to first floor & connecting doors to:

Lounge - 14'1" x 13'10":

Having bay window to the front aspect, fireplace, fitted carpet, radiator & electric points. Ornate double doors open into:

Dining Room - 14'5" x 11'4":

Having double glazed window to the rear aspect, fitted carpet, radiator & electric points.

Breakfast Kitchen - 21'4" x 11'1":

Large fitted kitchen/ diner, having space for dining table, double glazed windows to the rear and side aspects, partly tiled walls, a range of newly fitted eye and base level units with worktops over with space for utilities, gas hob with stainless steel extractor over, integrated gas oven, stainless steel sink and drainer, radiator and electric points.

Access to cellar.

First Floor:

Landing - With radiator, stairs to second floor and all connecting doors to:

Bedroom 1 - 17'6" x 14'1":

Having bay window to the front aspect, built in cupboards, fitted carpet, radiator & electrical sockets.

Bedroom 2 - 14'1" x 12'7":

Having double glazed window to the rear aspect, built in cupboards, fitted carpet, radiator and electrical sockets.

Bedroom 3 - 11'3" x 7'1":

Having double glazed window to the rear aspect, fitted carpet, radiator and electrical sockets.

Bathroom 9'7" x 8'0":

Having opaque double glazed window to the side aspect, tiled flooring, white bathroom suite comprising corner bathtub, wash hand basin, w.c, shower cubicle with power shower, radiator.

W.C: with tiled flooring.

Second Floor:

Landing - all connecting doors to:

Bedroom 4 - 15'4" x 11'8" + 7'7" x 4'3":

Having double glazed window to the front aspect, fitted carpet, radiator and electrical sockets. Access to loft space.

En-suite Shower Room:

With shower cubicle & tray, w.c, towel rail radiator.

Bedroom 5 / Study - 9'5" x 6'7":

Having Velux window to the rear aspect, fitted carpet, storage cupboard.

Outside:

To the front, there is a large paved front garden providing off road parking. To the rear, there is a large rear yard with out-house and partially covered patio area.

Services:

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

Council Tax:

The property falls within Council Tax Band C, which will be £1,295.66 for the year 2009/10

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 1991. 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.