

FOR SALE

**23 Clumber Road
Leicester
LE5 4FH**

- ❖ **4 Bedroom Semi Detached**
- ❖ **Off Road Parking**
- ❖ **uPVC Double Glazing**
- ❖ **Gas Central Heating**
- ❖ **Single & Two Storey Extension**



Offers in excess of: £250,000

Kal Sangra - Shonki Brothers Ltd are pleased to offer this modern extended 4 bedroom semi detached house located on Clumber Road. The property is in close proximity to essential amenities such as local schooling, shops and recreational facilities. Regular nearby bus routes give access to the Leicester City Centre.

The property comprises on the ground floor of entrance hallway, through lounge, fitted kitchen / dining room, and utility room. The first floor comprises of 4 bedrooms including one en-suite bathroom, family bathroom and benefits from gas central heating and uPVC double glazing.

DIRECTIONS

Proceed out of Leicester on the A6 London Road turning left onto Evington Road. Turn left onto East Park Road and continue along for approximately half a mile, before turning right onto St Saviours Road. At the roundabout take the first exit onto Kitchener Road before turning immediately right onto Clumber Road. Follow the road and just after Bolsover Street the property can be identified by our For Sale board on the right hand side.

ACCOMMODATION

Ground Floor:

Double glazed door opening into entrance hallway:

Entrance Hallway: With laminate flooring, central heating radiator, stairs to first floor and all connecting doors to:

Through Lounge, 11'8" (3.56m) x 26'6" (8.07m) inc. bay: Having double glazed bay window to the front elevation, carpet flooring, two central heating radiators, television aerial point, telephone socket, numerous electrical sockets, feature fireplace and patio door leading to:

Fitted Kitchen / Diner L shaped room, 17'2" (5.25m) x 9'2" (2.81m) + 8'6" (2.61m) x 5'9" (1.76m):

Having double glazed window to the rear elevation and patio doors to the rear garden, a range of wall and base units with worktops over and tiled splash backs, built in stainless steel sink and drainer, electric oven connection, laminated flooring, central heating radiator and ample space for dining table and chairs.

Utility Room, 17'1" (5.22m) x 8'0" (2.43m): Having tiled flooring, shelving for storage, Valliant combi boiler, central heating radiator and electrical sockets.

First Floor:

Landing: With fitted carpet and all connecting doors to:

Bedroom 1, 15'11" (4.85m) x 9'4" (2.85m): Having two double glazed windows to the front elevation, fitted carpet, two central heating radiators and numerous electric sockets.

Bedroom 2, 11'10" (3.61m) x 8'7" (2.61m): Having double glazed window to the front elevation, built-in fitted wardrobes, fitted carpet, central heating radiator and numerous electric sockets.

Bedroom 3, 11'10" (3.63m) x 9'6" (2.92m): Having double glazed window to the rear elevation, built-in fitted wardrobes, fitted carpet, central heating radiator and numerous electric sockets.

L-Shaped Master Bedroom 4, 9'3" (2.81m) x 10'11" (3.55m) + 12'3" (3.74m) x 6'10" (2.08m): Having double glazed windows to the rear elevation, built-in wardrobe, fitted carpet, television aerial point, telephone socket, central heating radiator and numerous electric sockets with doorway leading to:

En-Suite Shower Room, 3'6" (1.06m) x 9'5" (2.88m): Having double glazed window to the rear elevation, shower cubicle, wash hand basin, vanity cupboard, w.c., white tiling and heated towel rail.

Family Bathroom, 6'11" (2.14m) x 7'4" (2.25m): Having double glazed velux window to the rear ceiling elevation, heated towel rail, laminate flooring, tiled walls, white bathroom suite comprising corner bath with overhead shower, wash hand basin and w.c.

Outside: The property benefits from a front blocked paved area providing ample off road parking in addition to a rear slabbed patio garden featuring a large brick-built store room.
Rear brick built store – 21'5" (6.54m) x 9'10" (2.99m), with heating and electric points.

To the front of the property there is access to:

Garage, 17'8" (5.40m) x 7'11" (2.41m): Providing secure parking for one vehicle.

Services:

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

Council Tax:

The property falls within Council Tax Band 'B' which is £1,154.15 for the year 2013/14.

Energy Performance Certificate:

This will be made available upon request.

Viewing:

By appointment through the sole selling agents.

Important Information:

All statements contained in these particulars are provided in good faith and are believed to be correct but their accuracy is not guaranteed. These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Shonki Brothers Ltd or its employees or agents.

Neither Shonki Brothers Ltd nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars.

The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

Health & Safety:

You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

