




SETHS
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Anstey Lane
, Leicester

Offers Over £250,000

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***** EXCELLENT CONDITION - LARGE FAMILY HOME *****

Well presented FOUR bedroom DETACHED HOUSE situated closely to local schools and amenities.

The accommodation comprises, entrance porch, entrance hall, THROUGH LOUNGE, KITCHEN, CONSERVATORY, UTILITY ROOM, FOUR BEDROOMS, bathroom & LOFT ROOM. The property benefits from gas fired central heating, double glazing, driveway, DOUBLE GARAGE and a rear garden.

Viewing is by appointment only.

GROUND FLOOR

ENTRANCE PORCH Double glazed door to front aspect with door to :

ENTRANCE HALL Double glazed door to front aspect, carpeted and staircase off.

LOUNGE 26' 03" x 12' 07" (8m x 3.84m) Double glazed window to front aspect, carpeted, television point, radiator and sliding door to conservatory.

KITCHEN 12' 10" x 8' 09" (3.91m x 2.67m) Fitted kitchen with base level cupboards and drawers having round edged worktops over, 1 & 1/2 bowl sink with drainer and mixer, integrated gas cooker, space for fridge freezer, double glazed window to side aspect and double glazed door to utility area.

UTILITY ROOM 9' 02" x 6' 02" (2.79m x 1.88m) Access to gas combination boiler, plumbing for washing machine, radiator and double glazed door to garden area.

CONSERVATORY 13' 03" x 10' 06" (4.04m x 3.2m) Double glazed door garden area and carpeted.

FIRST FLOOR

LANDING Double glazed window to side aspect, carpeted and access to loft room.

BEDROOM 1 13' 10" x 13' 02" (4.22m x 4.01m)
Double glazed window to front aspect, fitted cupboards, carpeted and radiator.

BEDROOM 2 13' 04" x 10' 00" (4.06m x 3.05m)
Double glazed window to rear aspect, carpeted and radiator.

BEDROOM 3 7' 08" x 6' 05" (2.34m x 1.96m)
Double glazed window to rear aspect, laminated flooring and radiator.

BEDROOM 4 8' 05" x 7' 11" (2.57m x 2.41m)
Double glazed window to front aspect, carpeted, radiator and fitted cupboards.

BATHROOM Corner bath suite, close coupled w.c., pedestal wash hand basin, fully tiled walls, radiator and double glazed window to side aspect.

LOFT ROOM Skylights, carpeted, radiator and fitted storage into eaves.

OUTSIDE

FRONT Steps leading up to the property, gardens to the front and gated access to rear.

REAR Slabbed patio area, with steps leading to seating area, secluded by trees and bushes and gated access to :

DRIVEWAY Driveway to the rear of the property with space for two cars leading to :

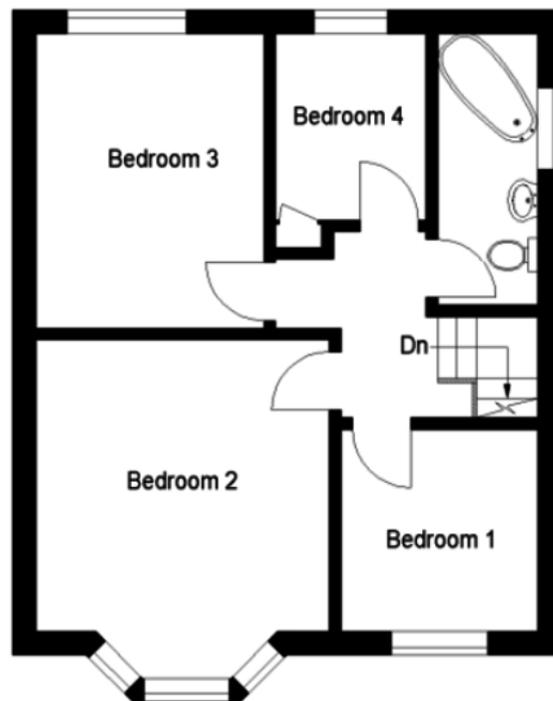
DOUBLE GARAGE Double garage with electric up and over door.



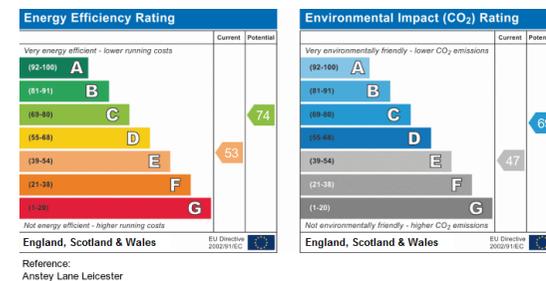
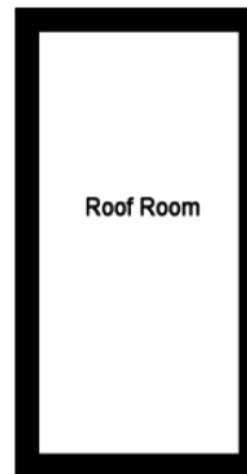


Ground Floor

Approximate Gross Internal Area :-
121 sq m / 1302 sq ft



First Floor



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