



64 Kitchener Road, Leicester

In Excess of £345,000

MOORE  
& YORK



## 64 Kitchener Road

Leicester, Leicester

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- NICELY PRESENTED ESTABLISHED SEMI DETACHED HOME
- LOUNGE, SITTING ROOM & KITCHEN/DINING ROOM
- EASY ACCESS SHOPPING, SCHOOLING & PLACES OF WORSHIP
- THREE BEDROOMS & MODERN SHOWER ROOM
- GAS HEATING & DOUBLE GLAZING
- AMPLE PARKING & GARAGE
- NO ONWARD CHAIN
- SOUGHT AFTER LOCATION
- POTENTIAL FOR EXTENSION(STP)



## **DETAILED ACCOMODATION**

UPVC sealed double glazed door leading to;

### **ENTRANCE HALL**

Stairs leading to first floor accommodation, storage cupboard, radiator.

### **LOUNGE**

11' 5" x 11' 8" (3.48m x 3.56m)

UPVC sealed double glazed bay window, radiator, raised log effect gas fire, TV point, archway leading to;

### **SITTING ROOM**

11' 8" x 11' 4" (3.56m x 3.45m)

UPVC sealed double glazed door to rear garden with matching side windows, radiator, raised log effect gas fire.

### **KITCHEN/DINING ROOM**

20' 8" x 8' 9" (6.30m x 2.67m)

Comprising sink unit with cupboards under, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven and four piece gas hob with extractor fan over set in stainless steel hood, concealed central heating boiler, tiled splash backs, UPVC sealed double glazed windows, UPVC sealed double glazed windows, private door to garage.

### **FIRST FLOOR LANDING**

#### **BEDROOM 1**

11' 9" x 11' 4" (3.58m x 3.45m)

Radiator, UPVC sealed double glazed window, fitted wardrobe.

#### **BEDROOM 2**

11' 4" x 11' 4" (3.45m x 3.45m)

Radiator, UPVC sealed double glazed window, fitted wardrobe.

#### **BEDROOM 3**

8' 4" x 6' 11" (2.54m x 2.11m)

Radiator, UPVC sealed double glazed windo.





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### REAR GARDEN

Enclosed easily maintainable patio area

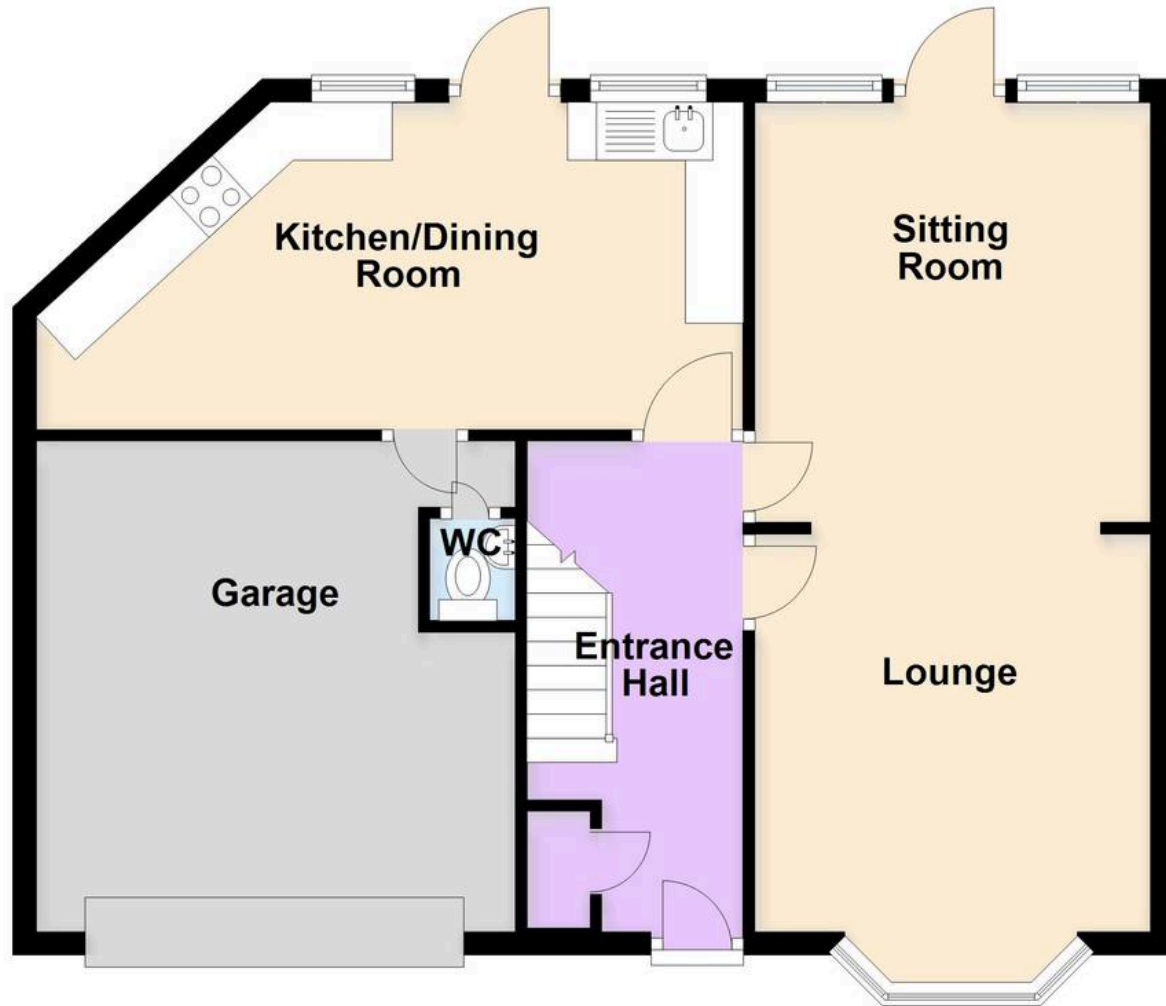
### GARAGE

Single Garage

Parking and garage



**Ground Floor**



**First Floor**





## Moore & York

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