



21 The Newarke, Leicester  
£200,000

MOORE  
& YORK



## 21 The Newarke

Leicester, Leicester

Council Tax band: A

Tenure: Freehold

- CHARACTER COTTAGE HOME
- SPECIAL ARCHITECTURAL AND HISTORIC CITY CENTRE LOCATION
- SURROUNDED BY COBBLED WALKWAYS, MUSEAMS & HISTORIC BUILDINGS
- TWO RECEPTIONS & KITCHEN
- TWO BEDROOMS & LOFT ROOM
- WALKING DISTANCE CITY CENTRE, UNIVERSITY & TRAIN STATION
- NO ONWARD CHAIN



#### **DETAILED ACCOMODATION**

Hardwood door leading to;

#### **LOUNGE**

11' 0" x 10' 10" (3.35m x 3.30m)

Radiator, sash window to front aspect, meters cupboard, display fire and surround.

#### **DINING ROOM**

10' 10" x 10' 0" (3.30m x 3.05m)

Feature cast iron and patterned tiled fire surround, radiator, sash window to rear aspect, enclosed stairwell to first floor, understairs cupboard.

#### **KITCHEN**

8' 6" x 5' 4" (2.59m x 1.63m)

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 matching hood, plumbing for washing machine, radiator, tiled splash backs.

#### **OUTER LOBBY**

Door to rear garden, boiler cupboard.

#### **BATHROOM**

5' 4" x 5' 0" (1.63m x 1.52m)

Three piece suite comprising paneled bath with shower over, pedestal wash hand basin and low level WC, radiator, tiled splash backs.

#### **FIRST FLOOR LANDING**

Leaded light window.

#### **BEDROOM 1**

10' 10" x 10' 10" (3.30m x 3.30m)

Cast iron fire surround, radiator, sash window to front aspect.

#### **BEDROOM 2**

10' 10" x 9' 10" (3.30m x 3.00m)

Enclosed stairs to loft room, radiator, sash window to rear aspect, cast iron fire surround.





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**GARDEN**

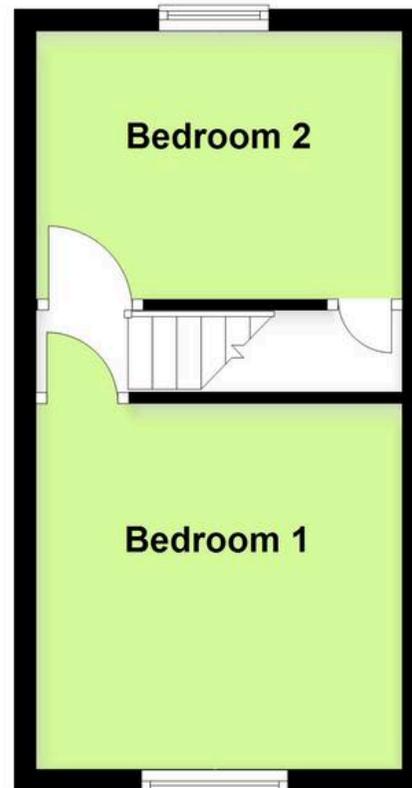
Small Rear Garden. Communal pathway to front.



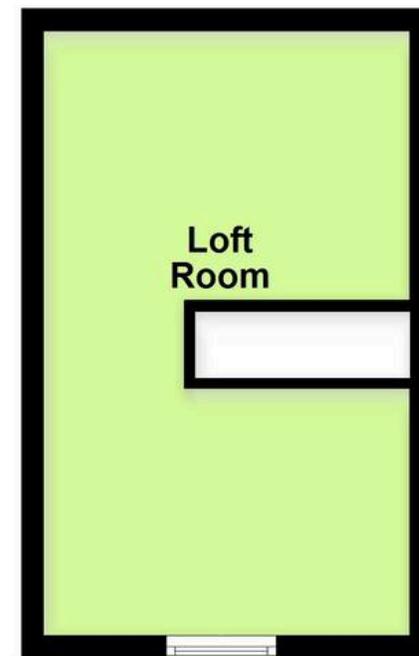
### Ground Floor



### First Floor



### Second Floor





## Moore & York

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