



115 Watkin Road, Leicester  
£325,000

MOORE  
& YORK



## 115 Watkin Road

Leicester, Leicester

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- WELL PRESENTED INDIVIDUALLY DESIGNED THREE STORY DETACHED FAMILY HOME
- AWARD WINNING DEVELOPMENT
- GROUND FLOOR TWO BEDROOMS, BATHROOM & EN-SUITE
- FIRST FLOOR LANDING STUDY AREA, LOUNGE, KITCHEN/DINING ROOM & FEATURE BALCONY
- SECOND FLOOR FURTHER BALCONY & BEDROOM WITH JACK & JILL EN-SUITE
- GAS HEATING & DOUBLE GLAZING
- COVERED PARKING & EASILY MAINTAINABLE CORNER PLOT GARDEN
- EASY ACCESS LOCAL FACILITIES, LRI & UNIVERSITIES
- VIEWING ESSENTIAL



### **DETAILED ACCOMODATION**

Sealed double glazed door leading to;

### **ENTRANCE HALL**

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

### **BEDROOM 3**

11' 4" x 9' 1" (3.45m x 2.77m)

Radiator, UPVC sealed double glazed window.

### **FAMILY BATHROOM**

6' 5" x 5' 0" (1.96m x 1.52m)

Three piece suite comprising panelled bath, pedestal wash hand basin and low level WC, radiator, tiled splash backs, tiled flooring.

### **BEDROOM 2**

11' 4" x 9' 1" (3.45m x 2.77m)

Radiator, UPVC sealed double glazed window.

### **EN-SUITE SHOWER ROOM**

Three piece suite comprising walk in large tiled shower cubicle, pedestal wash hand basin and low level WC, radiator, tiled flooring.

### **FIRST FLOOR LANDING**

Stairs leading to second floor accommodation, seating space ideal for study area.

### **LOUNGE**

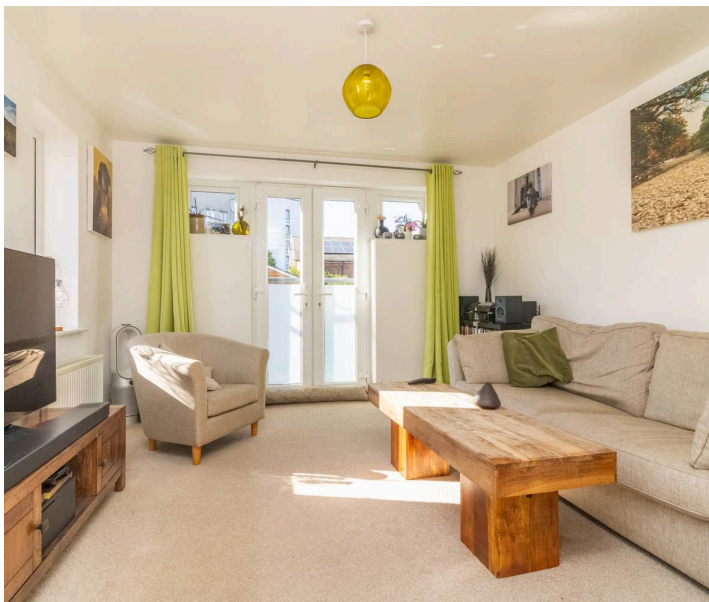
14' 1" x 11' 3" (4.29m x 3.43m)

Dual aspect UPVC sealed double glazed windows, TV point, radiator, UPVC sealed double glazed door leading to feature decked balcony area with safety glass balustrades, UPVC sealed double glazed French doors to Juliet balcony

### **KITCHEN/DINING ROOM**

11' 3" x 8' 9" (3.43m x 2.67m)

Comprising one and a half bowl sink unit with cupboards under, matching range of 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





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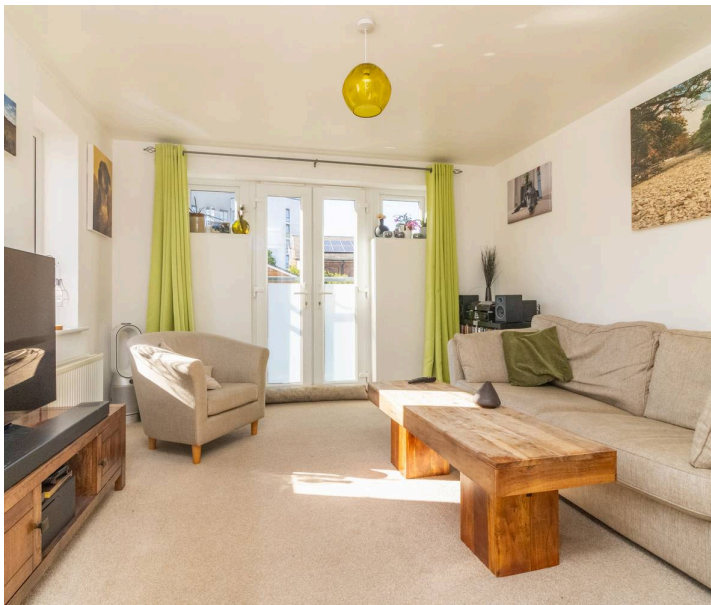
**REAR GARDEN**

**OFF STREET**

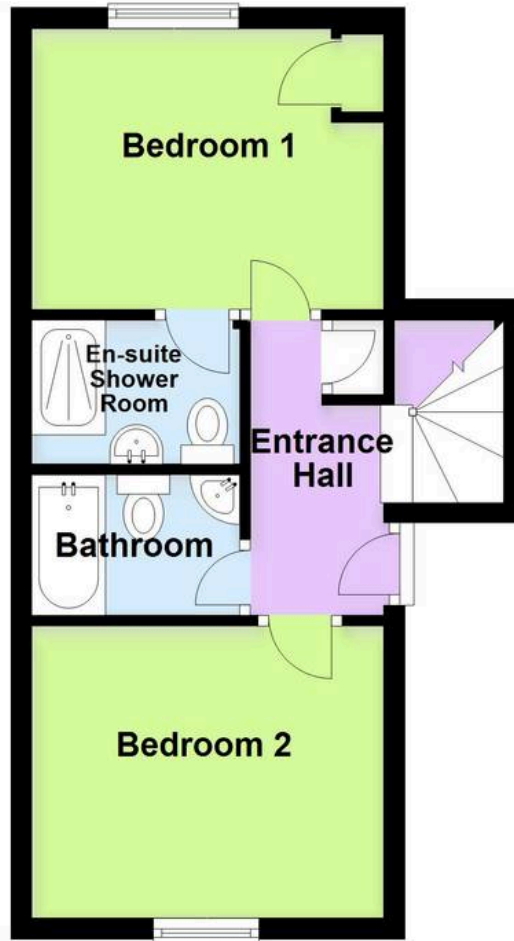
**PERMIT**

**SECURE GATED**

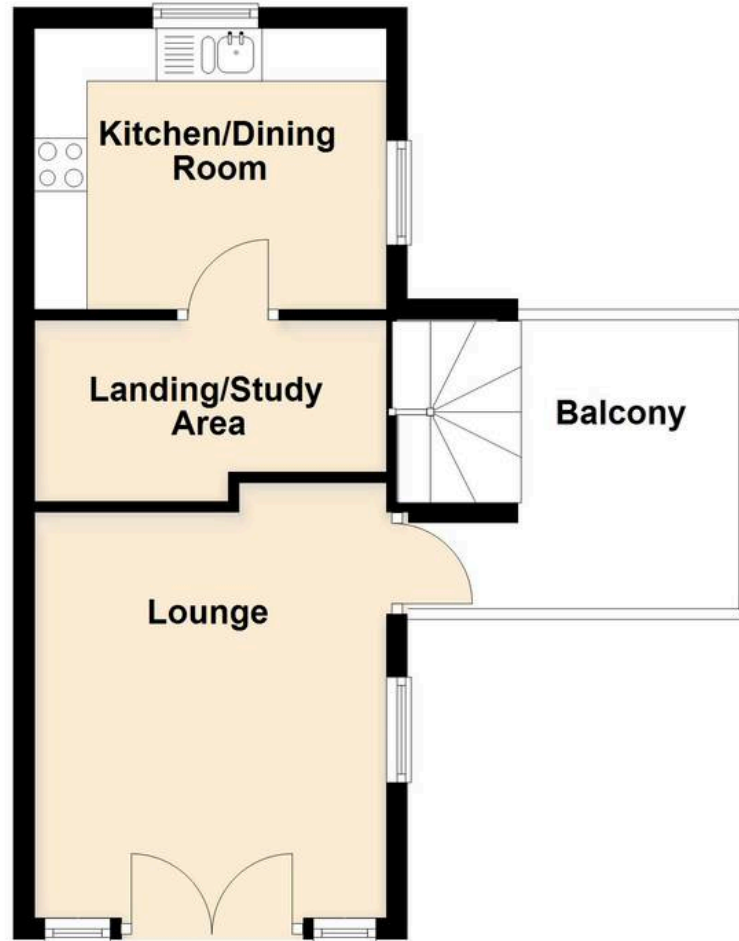
**DRIVEWAY**



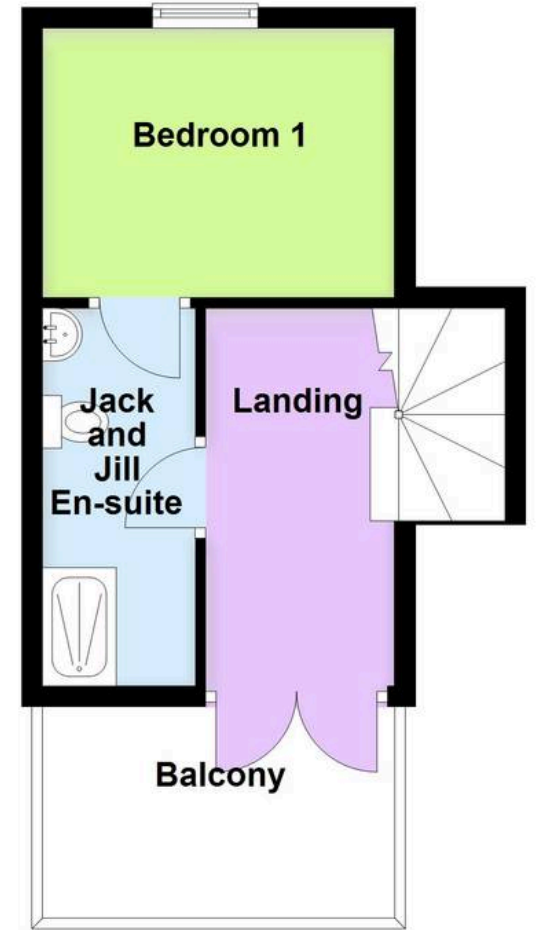
**Ground Floor**



**First Floor**



**Second Floor**





## Moore & York

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