



36 The Littleway, Leicester  
Leicester

£350,000



## 36 The Littleway

Leicester, Leicester

Council Tax band: A

Tenure: Freehold

- ESTABLISHED SEMI DETACHED HOME
- LOUNGE, DINING ROOM & KITCHEN
- THREE BEDROOMS & BATHROOM
- GAS HEATING & DOUBLE GLAZING
- LARGE CORNER PLOT WITH PARKING
- SOUGHT AFTER LOCATION
- EASY ACCESS SCHOOLS, SHOPPING FACILITIES & PLACES OF WORSHIP
- NO ONWARD CHAIN



### **DETAILED ACCOMODATION**

UPVC sealed double glazed door leading to;

### **ENTRANCE HALL**

Stairs leading to first floor accommodation.

### **LOUNGE**

13' 2" x 12' 3" (4.01m x 3.73m)

Radiator, UPVC sealed double glazed window, TV point, display fire surround.

### **KITCHEN**

14' 5" x 9' 6" (4.39m x 2.90m)

Comprising single drainer sink unit with cupboards under, matching range of base units with wok 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, tiled splash backs, plumbing for washing machine, UPVC sealed double glazed window.

### **DINING ROOM**

12' 11" x 9' 2" (3.94m x 2.79m)

Duel aspect UPVC sealed double glazed window, radiator.



### **OUTER LOBBY**

UPVC sealed double glazed door to rear garden.

### **CLOAKROOM/WC**

Low level WC

### **FIRST FLOOR LANDING**

Access to loft space, radiator, UPVC sealed double glazed window.

### **BEDROOM 1**

13' 1" x 12' 4" (3.99m x 3.76m)

Radiator, UPVC sealed double glazed window, fitted wardrobes.

### **BEDROOM 2**

12' 11" x 9' 2" (3.94m x 2.79m)

Radiator, duel aspect UPVC sealed double glazed



### **DETAILED ACCOMODATION**

UPVC sealed double glazed door leading to;

### **ENTRANCE HALL**

Stairs leading to first floor accommodation.

### **LOUNGE**

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Duel aspect UPVC sealed double glazed window, radiator.

### **OUTER LOBBY**

UPVC sealed double glazed door to rear garden.

### **CLOAKROOM/WC**

Low level WC

### **FIRST FLOOR LANDING**

Access to loft space, radiator, UPVC sealed double glazed window.

### **BEDROOM 1**

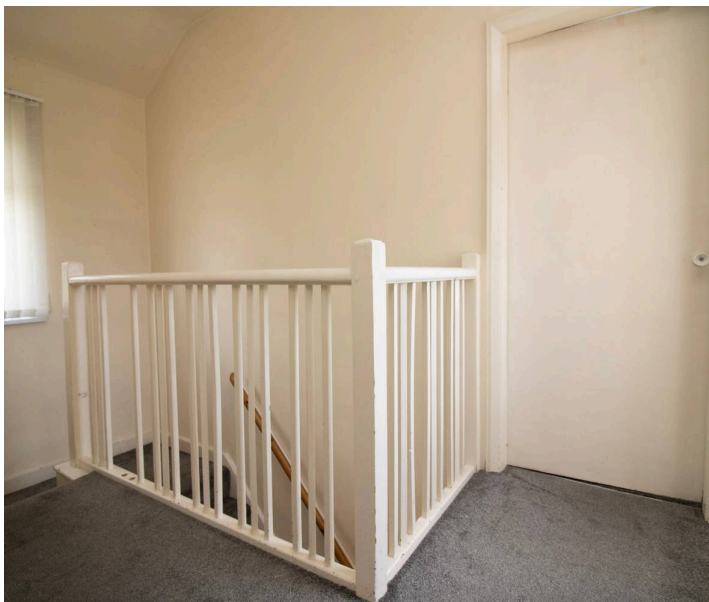
13' 1" x 12' 4" (3.99m x 3.76m)

Radiator, UPVC sealed double glazed window, fitted wardrobes.

### **BEDROOM 2**

12' 11" x 9' 2" (3.94m x 2.79m)

Radiator, duel aspect UPVC sealed double glazed





#### **DETAILED ACCOMODATION**

UPVC sealed double glazed door leading to;

#### **ENTRANCE HALL**

Stairs leading to first floor accommodation.

#### **LOUNGE**

13' 2" x 12' 3" (4.01m x 3.73m)

Radiator, UPVC sealed double glazed window, TV point, display fire surround.

#### **KITCHEN**

14' 5" x 9' 6" (4.39m x 2.90m)

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#### **DINING ROOM**

12' 11" x 9' 2" (3.94m x 2.79m)

Dual aspect UPVC sealed double glazed window, radiator.

#### **OUTER LOBBY**

UPVC sealed double glazed door to rear garden.

#### **CLOAKROOM/WC**

Low level WC

#### **FIRST FLOOR LANDING**

Access to loft space, radiator, UPVC sealed double glazed window.

#### **BEDROOM 1**

13' 1" x 12' 4" (3.99m x 3.76m)

Radiator, UPVC sealed double glazed window, fitted wardrobes.

#### **BEDROOM 2**

12' 11" x 9' 2" (3.94m x 2.79m)

Radiator, dual aspect UPVC sealed double glazed





**GARDEN**

Corner plot

**OFF STREET**

1 Parking Space



**Ground Floor**



**First Floor**





## Moore & York

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