



36 The Littleway, Leicester

Leicester

£325,000



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Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- 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)

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



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GARDEN

Corner plot

DRIVEWAY



Ground Floor



First Floor





Moore & York

61 Granby Street, Leicester - LE1 6FB

0116 2558666

sales@mooreandyork.co.uk

www.mooreandyork.co.uk

Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.