



29 Kirminton Gardens, Leicester
Leicester

Offers Over £320,000



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Leicester

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- BEAUTIFULLY PRESENTED SEMI DETACHED HOME
- MAINTAINED TO THE HIGHEST STANDARD THROUGHOUT
- LUXURY FITTED KITCHEN WITH INTEGRATED APPLIANCES & LOUNGE
- THREE BEDROOMS & SHOWER ROOM
- FEATURE EASILY MAINTAINABLE REAR GARDEN
- GAS HEATING & DOUBLE GLAZING
- AMPLE PARKING
- EASY ACCESS LOCAL FACILITIES & PLACES OF WORSHIP



DETAILED ACCOMMODATION

Sealed double glazed picture composite door leading to;

ENTRANCE HALL

Stairs leading to first floor accommodation, radiator, spotlights, large white gloss tiled flooring.

LOUNGE

16' 11" x 13' 6" (5.16m x 4.12m)

Radiator, UPVC sealed double glazed window, TV point, feature raised real flame log effect gas fire, UPVC sealed double glazed French doors to rear garden, dropped ceiling multi coloured light box with spotlight surround, light wood effect flooring.

KITCHEN/BREAKFAST ROOM

16' 9" x 13' 6" (5.11m x 4.12m)

Fitted in an extensive range of soft close/touch units comprising sink unit with cupboards inder, matching range of base units with work surfaces over, deep pan drawers and cupboards under, complementary wall mounted eye level cupboards, integrated Samsung dishwasher, built in Samsung oven, microwave and four piece induction hob with extractor fan over set in display hood, matching breakfast bar with wine rack under, concealed work top and skirting board lighting, UPVC sealed double glazed window, UPVC sealed double glazed French doors to rear garden, understairs pantry with light, large white gloss tiled flooring.

OUTER LOBBY

UPVC sealed double glazed door to side aspect, radiator, large white gloss tiled flooring.

CLOAKROOM

Radiator, UPVC sealed double glazed window, large white gloss tiled flooring, low level WC.

FIRST FLOOR LANDING

Access to loft space, storage cupboard, UPVC sealed double glazed window, spotlights.

BEDROOM 1





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REAR GARDEN

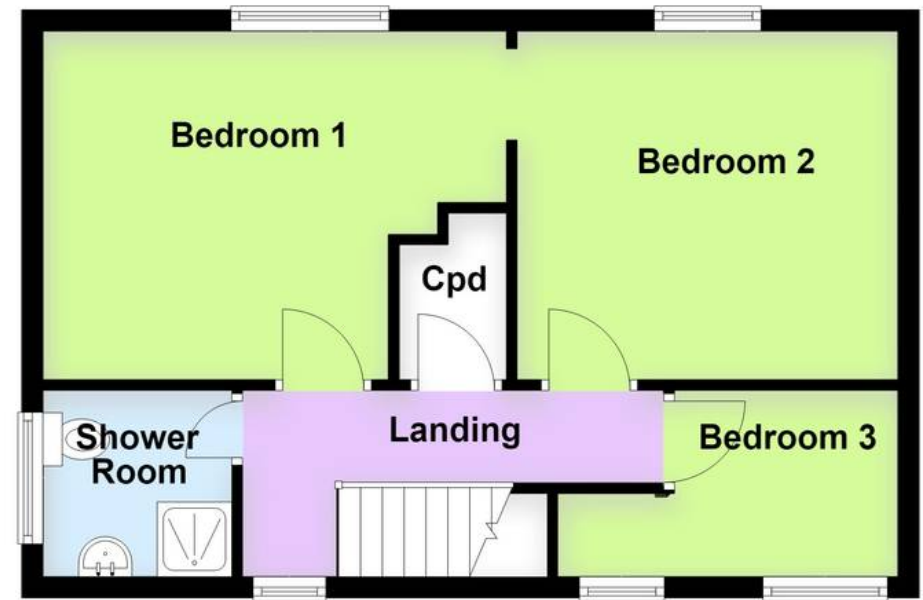
DRIVEWAY



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.