



38 Highgrove Crescent, Leicester
Leicester

£240,000



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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- MODERN SEMI DETACHED BUNGALOW
- NEWLY REDECORATED & FITTED CARPETS THROUGHOUT
- ENTRANCE PORCH & ENTRANCE HALL
- LOUNGE AND MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- TWO BEDROOMS & NEWLY FITTED BATHROOM
- PARKING & PITCHED DETACHED GARAGE
- NICELY PRESENTED PRIVATE REAR GARDEN
- CUL-DE-SAC LOCATION
- EASY ACCESS LOCAL FACILITIES
- NO ONWARD CHAIN



DETAILED ACCOMMODATION

Hardwood and glazed door leading to

ENTRANCE PORCH

Quarry tiled flooring, exposed brickwork, hardwood and glazed door leading to;

ENTRANCE HALL

LOUNGE

14' 9" x 11' 4" (4.50m x 3.45m)

Display fire and surround, radiator, TV point, UPVC sliding patio door to rear garden.

KITCHEN

9' 1" x 8' 9" (2.77m x 2.67m)

Fitted in a range of modern units comprising sink with cupboards under, matching base units with butcher block style work surfaces with matching upturn over and drawers and cupboards under, complementary wall mounted eye level cupboards, designer radiator, integrated dishwasher, built in oven and four piece gas hob with extractor fan over set in stainless steel hood with matching splash back, spotlights, plumbing for washing machine, UPVC sealed double glazed window to rear aspect, UPVC sealed double glazed door to side aspect.

BEDROOM 1

12' 2" x 11' 1" (3.71m x 3.38m)

Radiator, UPVC sealed double glazed window.

BEDROOM 2

8' 3" x 8' 1" (2.52m x 2.46m)

Radiator, fitted wardrobes, UPVC sealed double glazed window.

BATHROOM

7' 9" x 5' 7" (2.36m x 1.70m)

Newly fitted three piece suite comprising panelled bath with natural rainwater shower over, Vanity sink unit and low level WC, large tiled splash backs, heated towel rail, UPVC sealed double glazed window.

OUTSIDE





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OUTSIDE





REAR GARDEN

GARAGE

Single Garage

And parking

DRIVEWAY



Ground Floor





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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.