11 Valentine Road, Leicester

Leicester

In Excess of £350,000

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Leicester

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- EXTENDED BAY WINDOW DETACHED FAMILY HOME.
- SOUGHT AFTER LOCATION
- ENTRANCE HALL WITH CLOAKROOM/WC
- LOUNGE, DINING ROOM, KITCHEN/BREAKFAST ROOM & UTILITY ROOM
- THREE BEDROOMS & FOUR PIECE FAMILY BATHROOM
- GAS HEATING & DOUBLE GLAZING
- PARKING & GARAGE
- GOOD SIZED REAR GARDEN
- EASY ACCESS LOCAL FACILITIES

DETAILED ACCOMMODATION
Hardwood and glazed door with leaded light glazed side panels leading to:

ENTRANCE HALL
Stairs leading to first floor accommodation, radiator, under stairs cupboard.

SITTING/DINING ROOM
13' 7" x 13' 4" (4.14m x 4.06m)
UPVC sealed double glazed bay window to front aspect, display fire and surround, radiator.

CLOAKROOM/WC
Low level WC and wash hand basin

LOUNGE
18' 5" x 10' 9" (5.61m x 3.28m)
Radiator, TV point, UPVC sealed double glazed sliding patio door to rear garden.

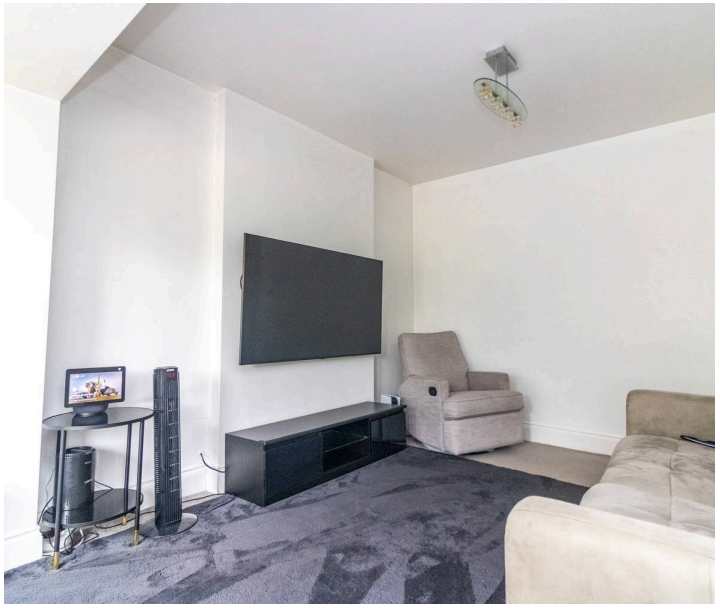
L-SHAPED KITCHEN/BREAKFAST ROOM
20' 6" x 14' 3" (6.25m x 4.34m)
Comprising sink unit with cupboards under, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, inset wine rack, range cooker space with extractor fan over, UPVC sealed double glazed window, UPVC sealed double glazed sliding patio door to rear garden

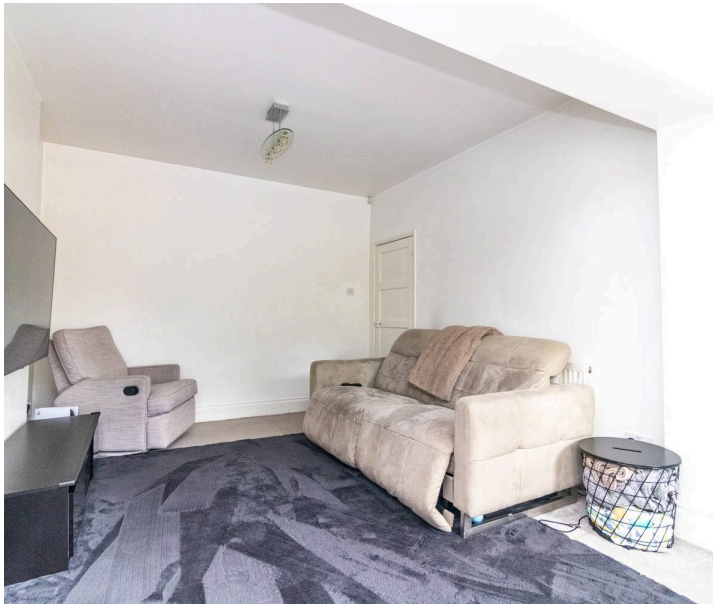
UTILITY ROOM
10' 7" x 5' 5" (3.23m x 1.65m)
Work surface with utility space under with plumbing for washing machine, wall mounted eye level cupboards private door to garage.

FIRST FLOOR LANDING
Access to loft space, storage cupboard.

BEDROOM 1
13' 8" x 12' 1" (4.17m x 3.68m)
Radiator, UPVC sealed double glazed window.

BEDROOM 2





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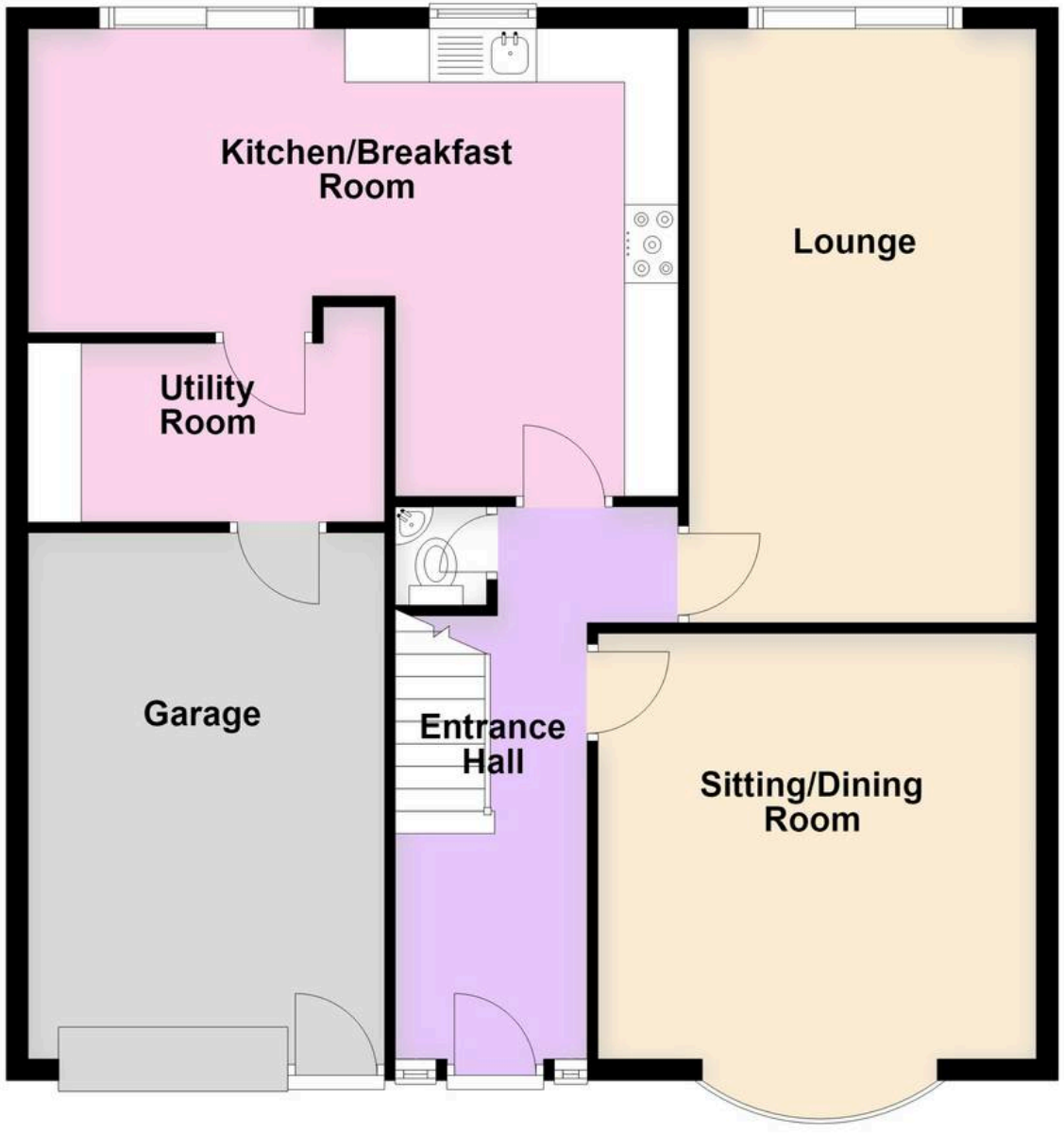
REAR GARDEN

GARAGE

Single Garage

OFF STREET

Ground Floor



First Floor

Moore & York

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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.

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