

154 sq ft (14.3 sq m.) approx.

PROPERTY MISDESCRIPTIONS ACT 1991

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Ivanhoe Stanton Road, Leicester, LE9 7SH
Offers Over £325,000



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An extended 4 bedroom semi detached house situated in the picturesque village of Elmesthorpe with open views. Addition benefits of gas central heating, PVCu double glazing, deep fore garden with driveway and parking for several cars and enclosed lawn rear garden. Conveniently located and accessible for commuting to all major road links such as the A5, M69 and M1. VIEWING ESSENTIAL.

Reception hall

3'3" x 3'1"
PVCu obscure double glazed door, staircase to first floor and laminate floor.

Attractive lounge (front)

13'7" x 13'5"
PVCu double glazed walk in bay window, ladder styled radiator, multi fuel burner, coving and laminate floor.



Dining room (rear)

13'6" x 9'11"
PVCu double glazed side window, radiator, laminate floor, coving and archway leading to



Spacious breakfast kitchen (rear)

13'6" x 11'8"
Stainless steel sink unit, range of base and wall units (9 base and 10 wall), associated work surfaces, split level induction hob, double electric fan assisted oven, extractor hood, plumbing for washing machine, PVCu double glazed side and rear windows and ceramic wall tiling

Outside

Double glazed velux roof light and storage to the eaves.
Depp for garden with driveway and parking for several cars.
Enclosed rear garden with decking, water tap, established lawn, fruit trees, herbaceous borders and gated side access.



Bedroom 2 (side)

10'5" x 7'2"
PVCu double glazed window, radiator, fitted linen cupboard with a wall mounted fan assisted gas fired condensing combination boiler (Ideal Vouge Maxi combi 32).

Bedroom 3 (rear)

11'8" x 5'7"
PVCu double glazed window, radiator and fitted cupboard.

Modern bathroom (rear)

9'2" x 7'2"
Fully tiled, suite in white comprising of a free standing bath with 'stand alone' chrome mixer taps, wash hand basin in vanity unit, low flush wc, fully tiled separate shower cubicle with mixer shower and side glazed door, PVCu obscure double glazed window and ceramic tiled floor.

Second floor landing

Separate cloakroom

5'8" x 3'8"
Low flush wc and wash hand basin.