



Ashby Road

, Stapleton, LE9 8JE

Offers In The Region Of £225,000



Recently re-furnished to a very high standard including new kitchen, bathroom, carpets.....

A traditional styled, two bed roomed semi-detached house with open views to front, rear and side. The property has the benefit of UPVC double glazing, oil central heating, two to three car driveway, enclosed rear garden, side garden, front garden.



Reception hall 4'2" max 2'9" (1.27 max 0.84)

Having leaded obscure glazed door.

Attractive lounge (front) 15'9" into bay 13'10" min x 13'7" (4.81 into bay 4.21 min x 4.15)

Having walk in UPVC double glazed window, feature electric fire, central heating radiator, power points.

Breakfast kitchen/dining room (rear) 14'10" max 2'9" min x 14'2" max (4.51 max 0.85 min x 4.32 max)

Having UPVC double glazed window, obscure UPVC double glazed door, UPVC double glazed side window, ceramic tiled floor, stainless steel sink unit, range of base and wall units comprising six base units and six wall units, associated bevel edged work surfaces, ceramic wall tiling, central heating radiator, split level electric hob and electric fan assisted oven, extractor hood, under stairs cupboard off.

First floor landing

2.92m max 0.93m min x 1.85m max 0.84m min (9'7" max 3'1" min x 6'1" max 2'9" min)

Having UPVC double glazed window with open views, mains smoke alarm with battery back up.

Bathroom (rear) fully tiled 9'3" x 6'8" (2.81 x 2.03)

Having full suite in white comprising panelled bath, pedestal wash hand basin, low flush w.c, chrome ladder style central heating radiator, fitted corner shower cubicle with electric Triton shower, double glazed window, roof void access.

Bedroom 1 (front)

4.89m max 3.95m min x 3.24m max 1.13m min (16'1" max 13' min x 10'7" max 3'8" min)

Having UPVC double glazed window with open views, central heating radiator, power points.

Bedroom 2 (rear) 11'4" x 9'0" (3.45 x 2.75)

Having double glazed window with open views, central heating radiator, power points.

Brick store

Having Grant oil fired central heating boiler.

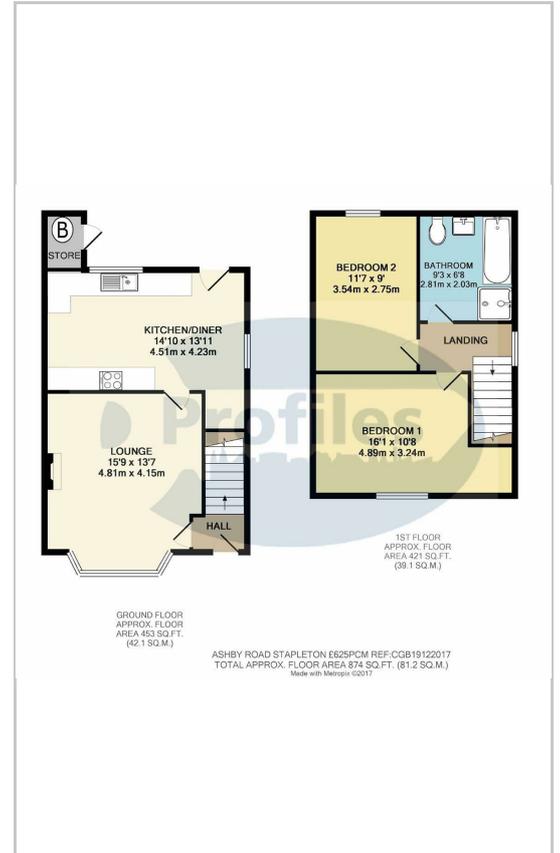
Enclosed garden

Having established lawn, open views, side gated access to front garden, driveway for two to three cars, wrought iron gates.

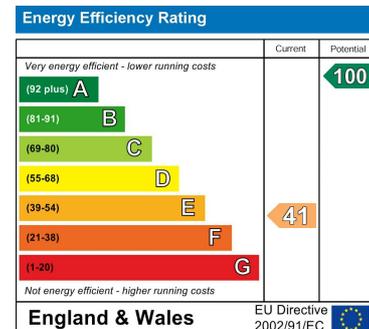
Area Map



Floor Plans



Energy Efficiency Graph



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