

116 Kingsway Road, Leicester



Offers Over £345,000

3 x  **2 x**  **1 x** 

- **Three Bedrooms**
- **Bungalow**
- **Fitted Kitchen/Diner**
- **Fully Double Glazed**
- **Fitted Wardrobes**
- **Large Garden**
- **Parking for 4 Cars**
- **Security Alarm**

0116 273 5373

aceproperties.co.uk

DESCRIPTION

Ace Properties, Chartered Surveyors, are pleased to offer this three-bedroom bungalow property located in the popular area of Stoneygate, close to local amenities and only 2 miles away from the City Centre. For more information or to arrange a viewing, please call us on 0116 273 5373.

DETAILS

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Accommodation

Entrance Porch 3.13m x 1.24m (10'3" x 4'1")

Entrance hall 5.37m x 5.81m (17'7" x 19'1")

Benefits from a frosted entrance door and fitted with double panel radiators.

Small Lounge 4.65m x 2.40m (15'3" x 7'10")

Comprises of double-glazed windows to the front elevation with double panel radiators.

Main Lounge 6.20m x 3.61m (20'4" x 11'10")

Consists of double-glazed windows to the front elevation and side elevation. Also contains double panel radiators.

Kitchen/Diner 4.76m x 2.29m (15'7" x 7'6")

Consist of two skylights and various wall mounted and standing kitchen units.

bedroom 1 4.95m x 3.15m (16'3" x 10'4")

Comprises of fitted wardrobes with double glazed windows to the rear elevation, Also, it contains double panel radiators.

Bedroom 2 2.41m x 3.20m (7'11" x 10'6")

Double glazed windows to the rear of the property with a double panel radiator and fitted wardrobes.

Bedroom 3 2.29m x 2.39m (7'6" x 7'10")

Contains wall mounted cabinets with a skylight and a double panel radiator.

Main Bathroom 2.05m x 2.18m (6'9" x 7'2")

Comprises of skylight windows with a shower, hand wash basin and a wall mounted mirror.

WC 2.1m x 1.0m (6'11" x 3'3")

Toilet with wall mounted hand wash basin.

Rear Garden

Consists of slabs and a large area of grass with access to the front via the side of the property. Along with an enclosure for valuable storage.





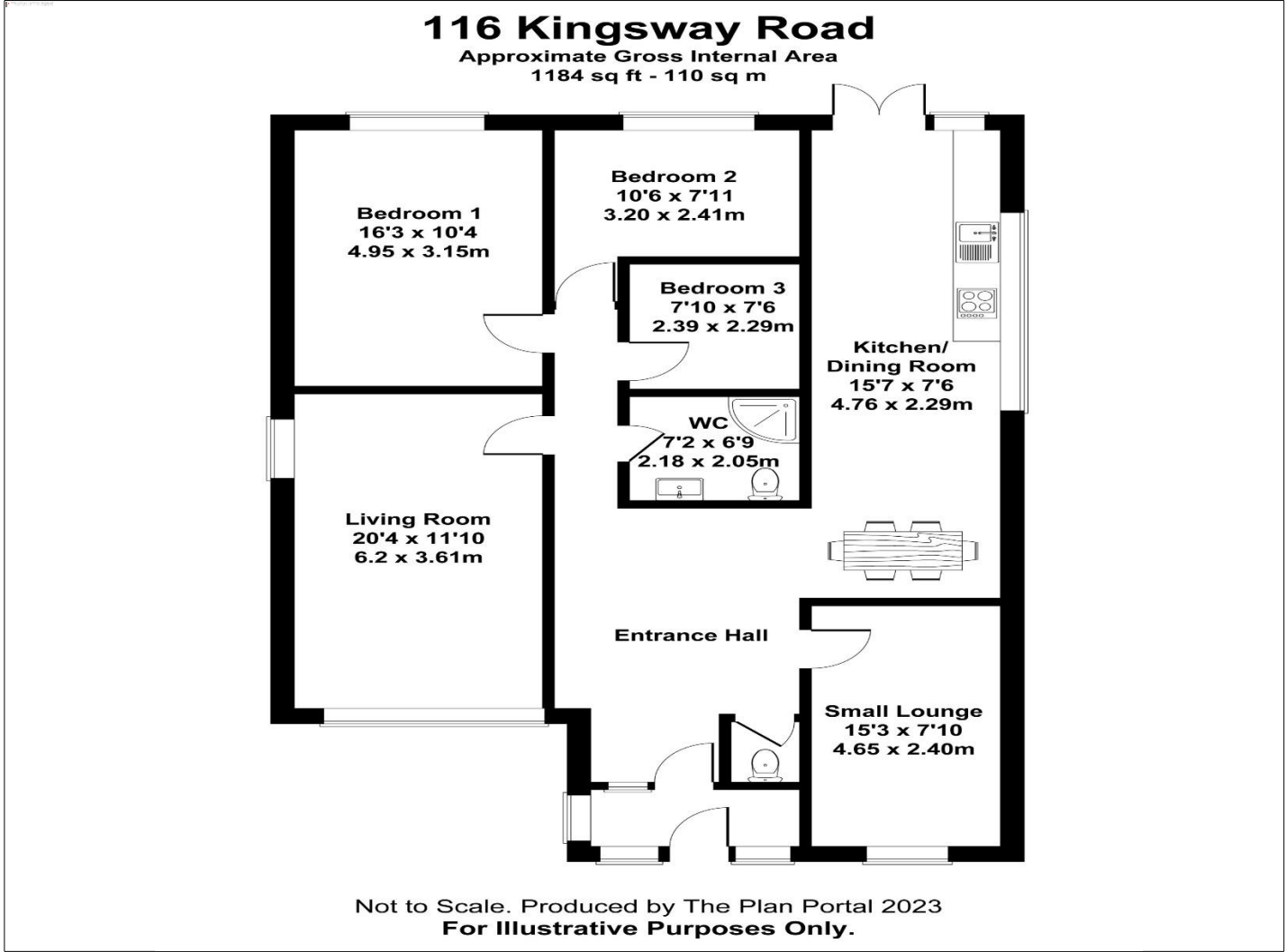




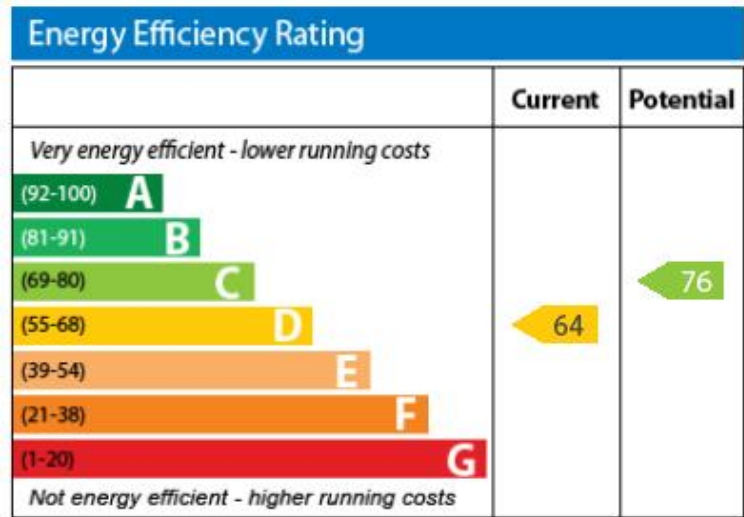




FLOOR PLAN



EPC CHART



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements