

## FOR SALE

### Edgehill Road Leicester LE4 9EA



**ASKING PRICE: £325,000**

- A Spacious Detached House On A Large Plot
- Located Off Gipsy Lane & Near To An Array Of Amenities
- Ideal For Families, FTB or Investors
- Entrance Hall, 2 Reception Rooms, Dining Kitchen, Shower Room
- 3 Bedrooms & Bathroom
- Parking To The Front Of The Property & A Large Rear Enclosed Garden



## Location

This property is located Edgehill Road, off Fairfax Road and Gipsy Lane. The area benefits from being within close proximity to local amenities including supermarkets, places of worship, schooling, shops and much more.

## Description

Kal Sangra - Shonki Brothers are pleased to present this spacious, detached house on a large plot, within a sought-after area benefitting from everyday amenities. The property briefly comprises; entrance hall, two reception rooms, shower room, dining kitchen, 3 bedrooms and bathroom. Externally, parking to the front of the property and large garden to the rear. The property benefits from gas fired central heating and double glazing.

## Accommodation

*All measurements are approximate:*

### Entrance Hall

Double glazed door to side, stairs to first floor, power points, pendant light fitting.

### Reception Room One - 12' 0" x 11' 8" (3.65m x 3.55m)

Double glazed sliding door to rear, radiator, power points, pendant light fitting.

### Reception Room Two - 12' 1" x 11' 6" (3.68m x 3.50m)

Double glazed sliding doors to rear, double glazed windows to side, fireplace, radiator, power points, pendant light fitting.

### Kitchen - 12' 6" x 11' 8" (3.81m x 3.55m)

Double glazed window to front, wall mounted units, base units and drawers, stainless steel sink with hot and cold mixer tap, four burner gas hob with extractor fan over, electric oven, boiler, radiator, power points, pendant light fitting.

### Shower Room

Double glazed window to front, shower cubicle, low level WC, pedestal wash hand basin with mixer taps, light fitting.

### First Floor Landing

Double glazed window to front, access to loft.

### Bedroom One - 12' 4" x 11' 8" (3.76m x 3.55m)

Double glazed window to rear, radiator, power points, pendant light fitting.

### Bedroom Two - 12' 1" x 12' 1" (3.68m x 3.68m)

Double glazed window to rear, radiator, power points, pendant light fitting.

### Bedroom Three - 8' 8" x 10' 5" (2.64m x 3.17m)

Double glazed window to front, radiator, power points, pendant light fitting.

## Bathroom

Double glazed window to front, panelled bath with mixer tap and shower over, low level WC, pedestal wash hand basin with mixer tap, radiator, pendant light fitting.

## Outside

Parking to the front of the property and large garden to the rear.

## Tenure

Freehold.

## Material Facts

Flood risk – very low

Planning permission/restrictions – not known

Structural Issues/precious subsidence – not known

Rights of way/easements affecting the property – not known

## EPC

Band D.

## Council Tax

The property falls within Band C.

## Services

The services, fittings and appliances (if any) have not been tested by the agents.

## Local Authority

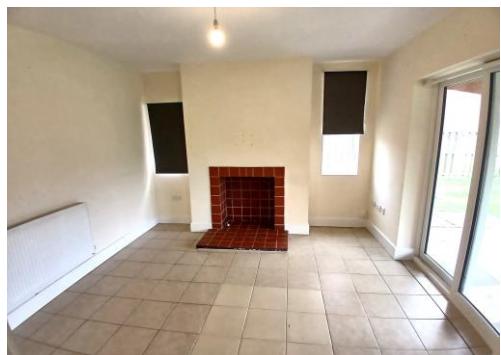
Leicester City Council.

## Kal Sangra, Shonki Brothers Ltd

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