



We are very pleasant 3 bedroom Semi detached property set in a very popular residential area close to local schools including Park High Secondary School, Parks, Places of worship, Shops.

The property is situated between Uppingham Avenue and Kenton Lane and has recently been decorated by its pleasant owners.

New block paved frontage with off street parking for 1/2 cars and with shared drive and garage.

Energy Efficiency Rating -E

Total Floor Area – 81m²

ENTRANCE HALL

THROUGH LOUNGE: 25'9 x 11'7 (7.85m x 3.53m)

UPVC double glazed French doors to rear and UPVC double glazed window to front. Stone feature fireplace. Radiators. Laminated flooring. Two wall light points. One chimney breast removed. Spotlights.

KITCHEN: 9'10 x 6'4 (max.) (3.00m x 1.93m (max)

Range of fitted wall and base units. Worktops. Single bowl stainless steel inset sink top. Mixer taps. Gas hob. Extractor with filter canopy over. Recess for fridge/freezer. Part-tiled walls. Ceramic tiled flooring. UPVC double glazed door and window to garden. Wall mounted 'Glow Worm' gas central heating combination boiler concealed in cupboard (installed in February 2013).

LANDING:

UPVC double glazed window to side. Access to loft. Built in store cupboard.

BEDROOM 1: 12'6 x 10'8 (3.81m x 3.25m)

UPVC double glazed window to front. Radiator. Chimney breast removed.

BEDROOM 2: 12'6 x 10'8 (3.81m x 3.25m)

Double glazed window to rear. Radiator. Built in cupboard with hot water cylinder.

BEDROOM 3: 7' x 6'7 (2.13m x 2.01m)

UPVC double glazed window to front. Radiator.

Bathroom:

Fully tiled walls. White suite comprising panelled bath with mixer taps and independent 'Aqualisa' shower over plus pedestal wash hand basin with mixer taps. Ceiling spotlights. Heated towel rail. UPVC double glazed window to rear. Ceramic tiled floor.

SEPARATE W.C.:

Low flush w.c. Part tiled walls. UPVC double glazed window to side. Ceramic tiled floor.

REAR GARDEN: 90' (approx.) (27.43m (approx x 0.00m)

Laid to lawn. Outside tap. Crazy paved patio.

GARAGE:

Detached. Up and over door. Personal door to garden. Shared drive.

FRONTAGE:

Off-street parking for 2 cars

FLOOR PLAN:**EPC:**

Price: £565000

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