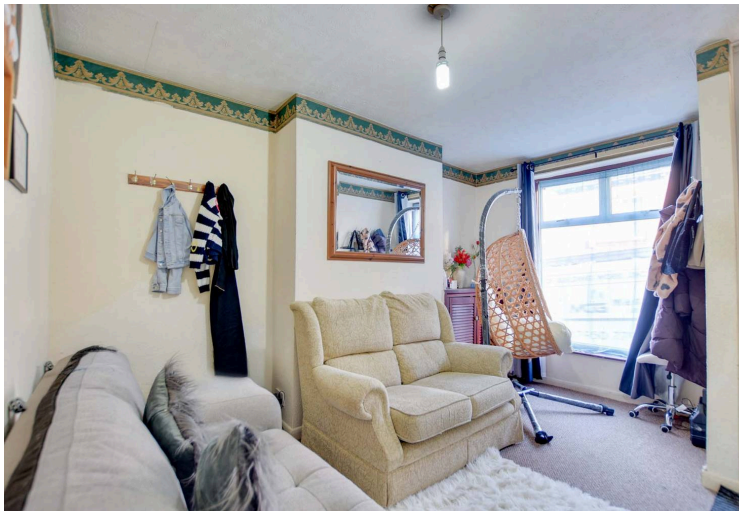






Egginton Street, Leicester

£227,500 Freehold

Ideal first-time buy or investment, this 3-bedroom mid-terrace offers 2 reception rooms, fitted kitchen, ground floor bathroom with separate WC, and a paved rear courtyard garden.

Council Tax band: A

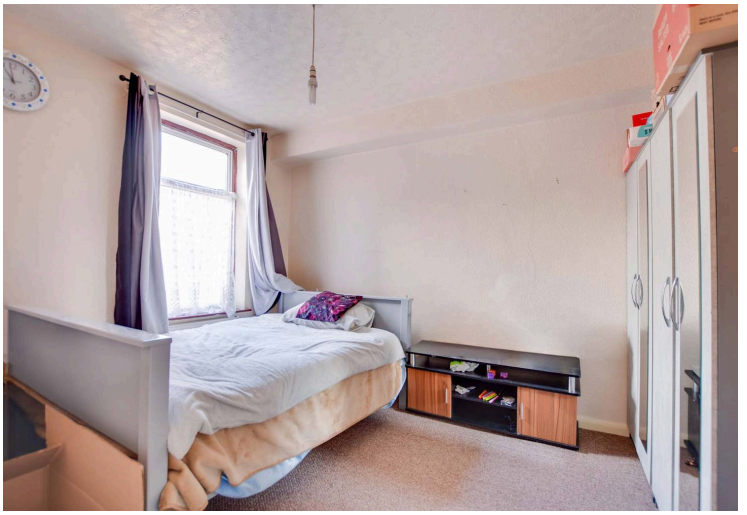
Tenure: Freehold

EPC Energy Efficiency Rating: D

KB Knightsbridge Estate Agents
0116 274 5544







Reception Room One

12' 10" x 10' 10" (3.90m x 3.30m)

Positioned at the front of the property, this welcoming reception room enjoys natural light via a double glazed window to the front elevation. The space offers a versatile layout ideal for use as a main living room and is finished with a wall-mounted radiator.

Reception Room Two

14' 9" x 10' 10" (4.50m x 3.30m)

A generously proportioned second reception room offering an ideal space for formal dining or family relaxation. Featuring stairs rising to the first floor and a radiator, the room also benefits from a double-glazed door providing direct access out to the rear garden.

Kitchen

14' 5" x 5' 11" (4.40m x 1.80m)

Fitted with a practical range of wall and base units complemented by work surfaces, this galley-style kitchen incorporates a stainless steel sink and drainer unit alongside a built-in oven and gas hob. Additional features include a wall-mounted boiler, plumbing for a washing machine, and a double glazed window to the side elevation.





Lobby

Connecting the kitchen to the ground floor bathroom facilities, this useful rear lobby features a double glazed door opening out to the side elevation.

Bathroom

5' 3" x 5' 3" (1.60m x 1.60m)

Located on the ground floor within the rear extension, this bathroom is fitted with a panelled bath with a shower over, a wash hand basin, and a low level WC. A radiator and a double glazed window to the side elevation complete the space.

WC

3' 11" x 2' 4" (1.20m x 0.70m)

Providing convenient additional facilities alongside the main bathroom, this separate cloakroom comprises a low level WC, a radiator, and a double glazed window to the side elevation.

Landing

Providing central access to all three first-floor bedrooms.

Bedroom One

12' 10" x 12' 6" (3.90m x 3.80m)

A spacious principal double bedroom overlooking the front aspect through a double glazed window. The room is fitted with a radiator and provides convenient access to the loft space.

Bedroom Two

11' 10" x 9' 2" (3.60m x 2.80m)

: A well-proportioned second double bedroom situated to the rear of the property. Benefitting from a double glazed window overlooking the rear elevation, the room is completed with a radiator.

Bedroom Three

11' 2" x 6' 7" (3.40m x 2.00m)

A comfortable third bedroom positioned at the rear of the home, making it well suited as a single bedroom, nursery, or home office. It features a radiator and a double glazed window to the rear elevation.

Rear Garden

A low-maintenance paved courtyard garden featuring gated side access.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

We'll keep you moving...

We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents & valuers (nor any person in their employment) has any authority to make any representation or warranty in relation to the property.' The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.