

## Wood Hill, Spinney Hill, Leicester LE5

### 4 bedroom terraced house



## Features

- Four Bedrooms • Off Road Parking • Double Glazing throughout
- Further room for extending to the rear of the property subject to planning permission • Front and Rear Gardens

Offers in the region of

# £260,000

Freehold



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## 4 bedroom terraced house

### DESCRIPTION

We are pleased to offer for sale this well presented, 4 Bedroom, spacious Victorian Terraced property, with private rear garden and road parking, in the sought after area of Spinney Hill, Leicester. Internal viewing is recommended and is an ideal family home or as an investment.

The accommodation is entered via a front door to a spacious carpeted hallway, a stair case leading downstairs to the basement and access to into the reception room and lounge. The reception room is carpeted. It has a window overlooking the front elevation, a sealed fireplace and a central heating radiator. To the rear is a large and spacious carpeted lounge, a window overlooking the garden, sealed fireplace, T.V point and a central heating radiator. From the lounge is access to a staircase which leads to the first floor.

Located in the basement there is access to the kitchen, bathroom and storage room. The kitchen has plumbing for a washing machine, area for a fridge freezer, radiator, gas cooker, vinyl flooring and a window overlooking the rear garden. The large bathroom includes a bath, hand basin, radiator, laminate flooring and a window. Also located in the basement is an additional room which is currently used for storage.

Bedroom 1 on the first floor is a double room which can accommodate a king size bed. It is carpeted and has a central heating radiator and a window overlooking the front. Bedroom 4, is also on the first floor and is situated at the rear of the property. The room has a window overlooking the rear garden and includes fitted carpet, integrated storage and with a central heating radiator. Next to bedroom 4 is a W.C with a basin and vinyl flooring.

Bedroom 2 and 3 are located on the second floor. Bedroom 2 is situated to the front of the property and bedroom 3 is situated at the rear of the property. Both are a good-sized bedroom, fitted with carpets, include a window and a central heating radiator.

Outside, this property benefits from street parking and secured gate access to the rear of the property. To the rear is a private garden with seating areas, outside W.C., with additional storage area and fenced boundary.

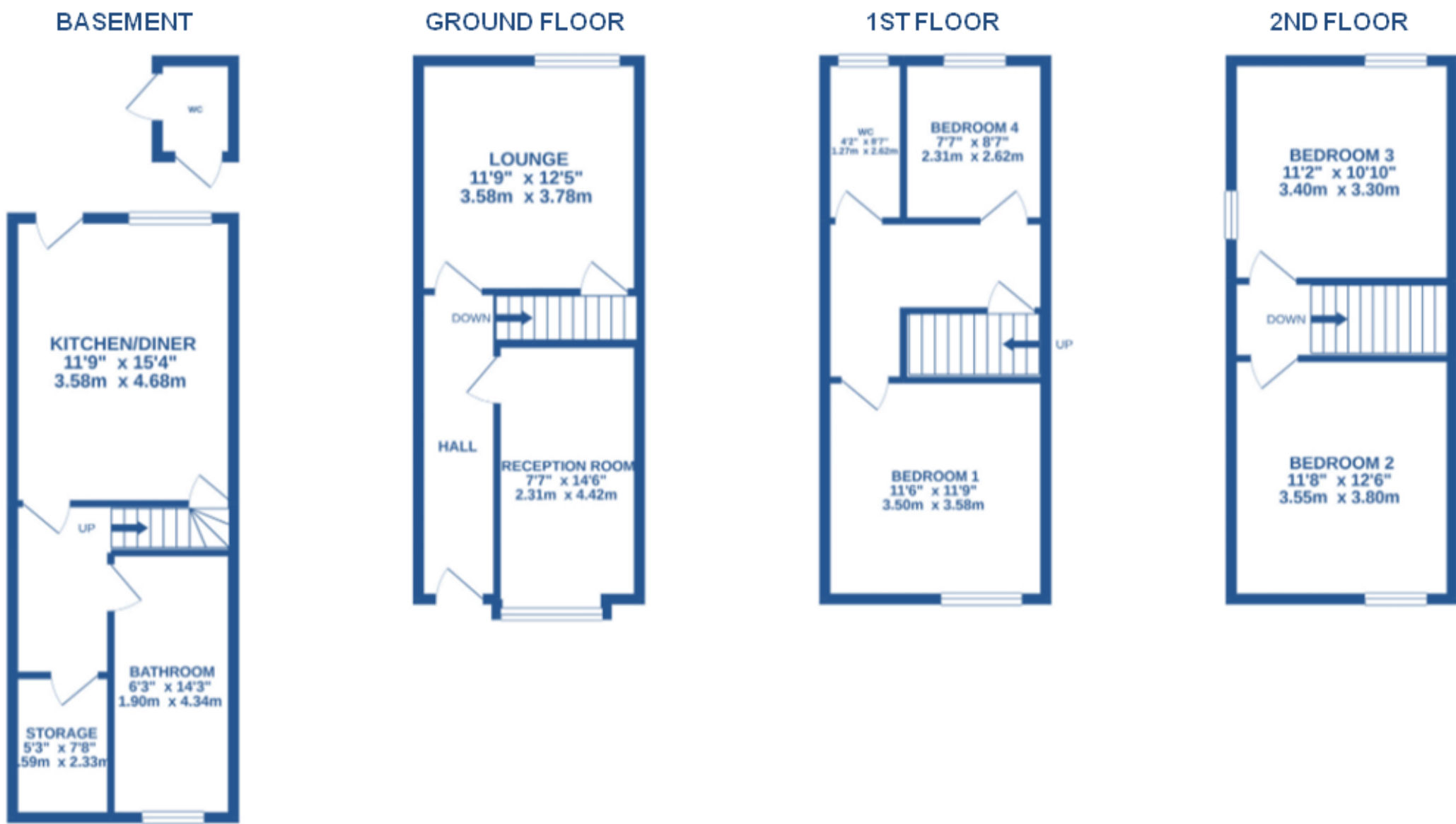
### LOCATION

The property is situated in the attractive area of Spinney Hill, Leicester. The nearest major road is the A47, with great transport links. The area itself offers good local amenities including a range of local shops, parks, services, hospital highly regarded schools and a good choice of local eateries.

### GENERAL INFORMATION

SERVICES: Mains gas, electricity, water and drainage.

### FLOOR PLANS



FOR IDENTIFICATION PURPOSES - NOT TO SCALE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

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