



# 44 Alton Road, Leicester. LE2 8QA

- Three Bedroom Semi Detached Style Property
- Ideally Located for Fosse Park, M1/M69 Motorway network and also City Centre
- No onward chain. Buy this property by March 31st and save on Stamp Duty.
- Legal Fees Paid - subject to T&Cs (applicable only if buyer is chain free & uses a panel solicitor)
- £1000 Voucher Towards White Goods - subject to T&Cs (available with a reasonable offer)
- Part Exchange Available - subject to T&Cs
- Living Room, Breakfast Kitchen
- Double Glazed Conservatory
- Utility Room, Store (former garage area)
- Landing , Three Bedrooms, Family Bathroom
- Driveway Providing Car Standing , Good Size Rear Garden
- Viewing Recommended





## PROPERTY DESCRIPTION

Three bedroom semi detached style property ideally located for both M1/M69 motorway network and also access to City centre. Offered for sale with no onward chain, early viewing comes recommended. The property comprises of a good size living room with extended fireplace surround, open stairs leading to the first floor. To the rear is a breakfast kitchen area fitted with units and giving access to a side utility room which in turn leads to the store room which has been created from the garage space. To the rear of the property is a double glazed conservatory. To the first floor the landing leads to the three bedrooms and a family bathroom. There is a boarded storage area in the loft with Velux window. Further benefitting from gas fired central heating system. To the front of the property there is a block pave driveway providing car standing, low wall front and sides and a small store area to the front of the garage/store area. The generous rear garden has a patio, lawn, shed, fence sides and a good size summer house/garden room. EPC rating is D and Council tax is band B.



## ROOM DESCRIPTIONS

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### **Living Room**

16' 5" max x 14' 8" (5.00m x 4.47m)

### **Breakfast Kitchen**

16' 6" x 8' 0" (5.03m x 2.44m)

### **Double Glazed Conservatory**

9' 4" x 8' 8" (2.84m x 2.64m)

### **Utility Room**

8' 1" x 7' 7" (2.46m x 2.31m)

### **Store Room (former garage space)**

9' 2" x 8' 0" (2.79m x 2.44m)

### **Landing**

### **Bedroom**

13' 9" max into ent red to 10'8" x 8' 6" (4.19m x 2.59m)

### **Bedroom**

7' 10" x 7' 3" (2.39m x 2.21m)

### **Bedroom/Nursery**

10' 8" max x 7' 3" red to 4'1" (3.25m x 2.21m)

### **Family Bathroom**

8' 3" x 7' 4" (2.51m x 2.24m)

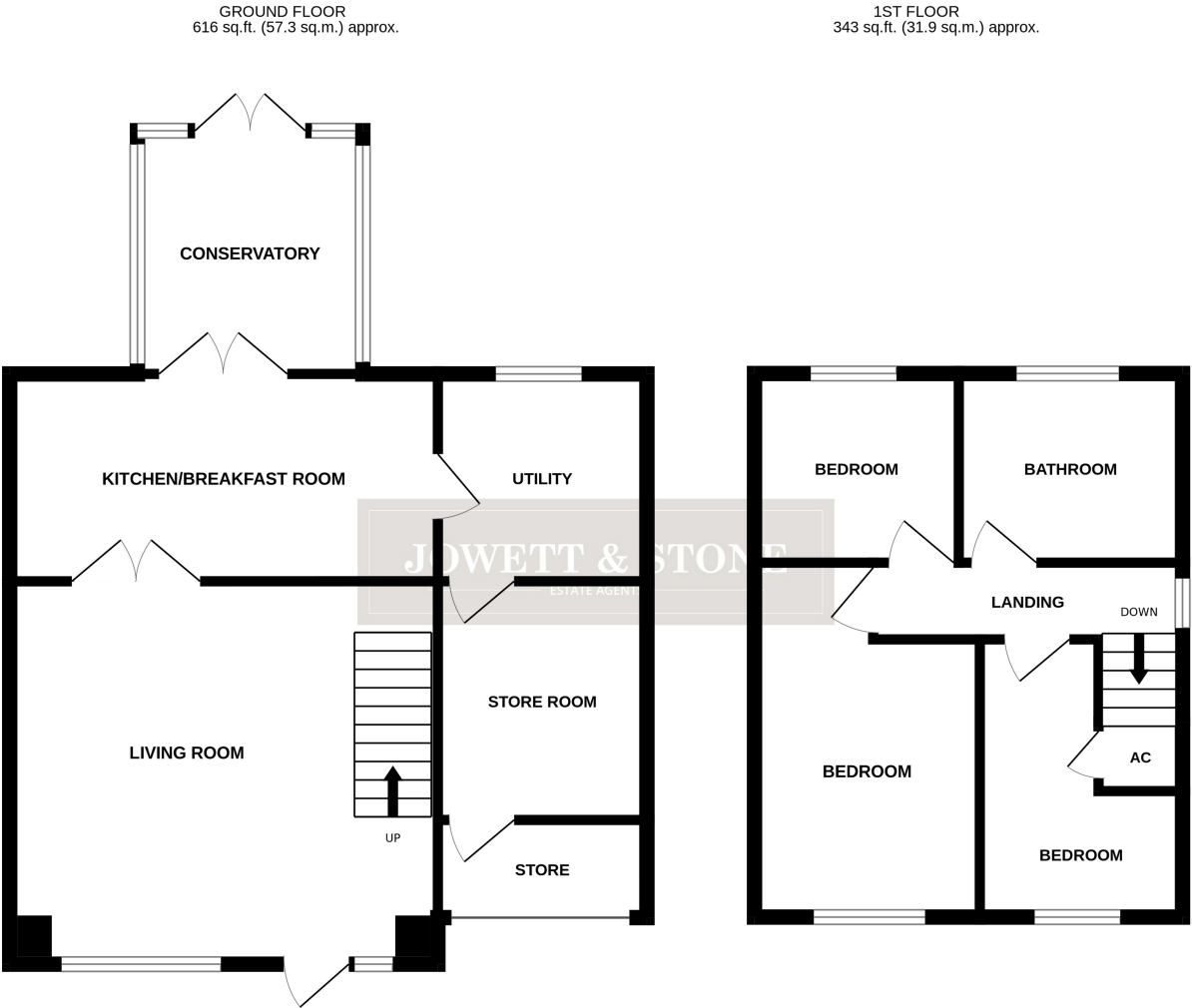
### **External**

### **Rear Garden**





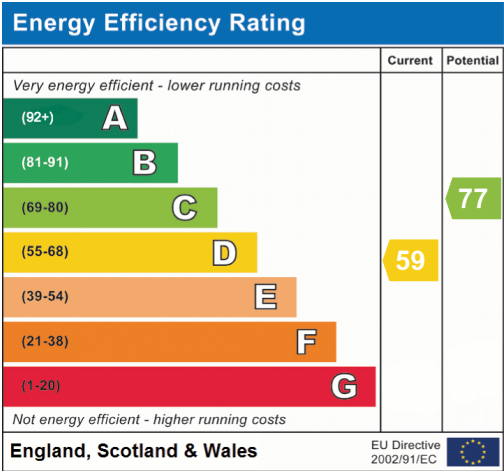
FLOORPLAN & EPC



TOTAL FLOOR AREA : 959 sq.ft. (89.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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