



## 88 Featherstone Drive, Leicester. LE2 9RD

- Three Bedroom Middle Townhouse
- Popular Location With Green Area To Front
- Ent Area, Living Room, Rear Kitchen
- Landing , Three Bedrooms, Family Bathroom
- Gas Fired Central Heating System, Double Glazing
- Off Road Parking & Enclosed Rear Garden
- Viewing Recommended
- EPC Rating C & Council Tax Band A





## PROPERTY DESCRIPTION

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Three Bedroom middle townhouse property in popular location overlooking a green area to the front. Ideally located for the M1/M69 motorway network and connections. Briefly comprising of entrance area, good size living room to the front and rear kitchen fitted with a range of base and wall units, store and rear access door to the garden. To the first floor the landing gives access to the three generous bedrooms all with store cupboards and a modern family bathroom. The property further benefits from gas fired central heating system and double glazing. Externally to the front of the property there is an off road parking area, steps upto the front door and shared side access leading to a gate giving access to the rear garden. The rear garden has been well maintained by the present owner with patio having steps up to slate/gravel display borders and fence and conifer surround. Viewing comes recommended to appreciate. EPC rating is C and Council tax is band A.





## ROOM DESCRIPTIONS

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### Entrance Area

### Living Room

16' 8" x 12' 11" max into rec (5.08m x 3.94m)

### Kitchen

15' 11" x 6' 9" (4.85m x 2.06m)

### Landing

### Bedroom

10' 10" plus ent rec x 10' 9" max to back of robes (3.30m x 3.28m)

### Bedroom

12' 1" max into ent x 9' 0" (3.68m x 2.74m)

### Bedroom

8' 4" x 8' 3" (2.54m x 2.51m)

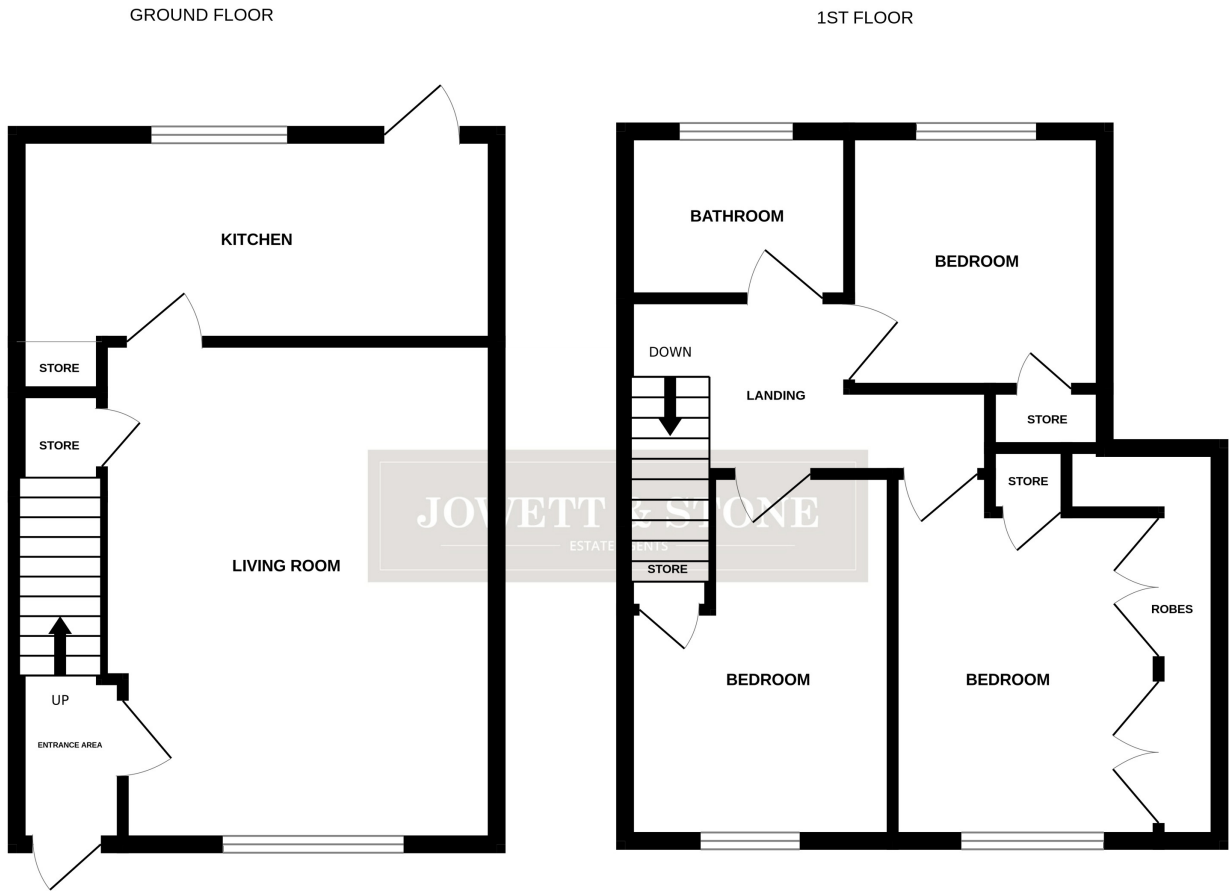
### Family Bathroom

### External

### Rear Garden



# FLOORPLAN & EPC



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>	<b>73</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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