



JOWETT & STONE
ESTATE AGENTS



Gilmorton Avenue, Leicester LE2 9GZ

£299,950 - Freehold

Property Summary

Well presented three bedroom detached bungalow ideally located for Fosse retail park and the M1/M69 Motorway network. Offering spacious well maintained accommodation throughout, the bungalow comprises of entrance hall with side access door, feature flooring which extends in to the main living area and bedrooms. There is a rear living room with gas fire and sliding patio doors leading out to the garden. Rear kitchen fitted with a range of base and wall units and having a further access door to the rear, the front main bedroom has a bay window and the second bedroom is also located to the front whilst the third single bedroom is to the side. The bungalow is completed by the refitted family bathroom with suite and separate shower cubicle. Externally the property has a gravel display area to the front and a driveway extending to the side giving ample car standing and leading to the garage with up/over door and side access door to the garden. The rear garden has been designed for ease of maintenance with gravel display, borders and fence surround. Viewing comes highly recommended to appreciate the accommodation on offer. EPC rating is D and Council tax is band C.

Features

- Well Presented Three Bedroom Detached Bungalow
- Ideally Located for Fosse Park, M1/M69 Motorway network
- Entrance Hall, Living Room, Kitchen
- Three Bedrooms, Refitted Family Bathroom
- Gas Fired Central Heating System, Double Glazing
- Driveway, Single Garage, Rear Garden
- Viewing Highly Recommended To Appreciate
- EPC Rating D & Council Tax Band C

Room Descriptions

Entrance Hall

Living Room

15' 3" x 10' 6" (4.65m x 3.20m)

Kitchen

9' 7" x 9' 6" (2.92m x 2.90m)

Bedroom

13' 10" plus bay x 11' 4" into rec (4.22m x 3.45m)

Bedroom

10' 7" x 8' 10" (3.23m x 2.69m)

Bedroom

9' 0" x 6' 6" (2.74m x 1.98m)

Family Bathroom

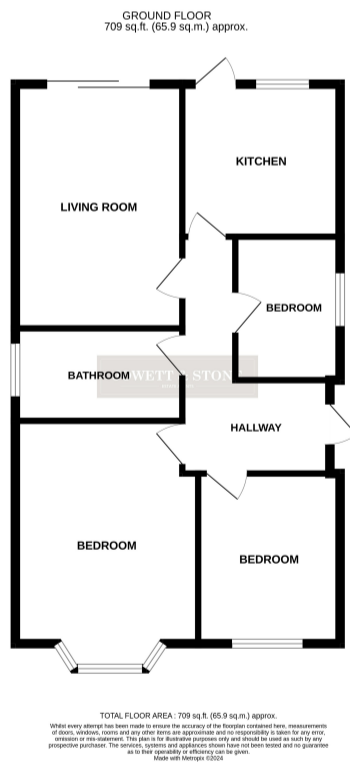
10' 5" x 5' 9" (3.17m x 1.75m)

External

Garage

18' 10" x 8' 7" into rec (5.74m x 2.62m)

Rear Garden



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC