



# 125a Kingsway North, Leicester. LE3 3BF

- Detached Individual Build Bungalow
- Entrance Hall, Good Size Living/Dining Room, Kitchen
- Two bedrooms, Family Shower Room/Wc
- Gas Fired Central Heating System, Double Glazing
- Driveway, Larger Than Average Garage
- Low Maintenance Rear Garden
- No Onward Chain, Viewing Recommended
- EPC Rating C & Council Tax Band C



## PROPERTY DESCRIPTION

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Individually built detached bungalow in this sought after location. Offered with no onward chain the property comprises of entrance hall, front kitchen fitted with a range of base and wall units and having a side access door. To the rear is a generous living/dining room offering open plan living space and a further access door to the rear. Also located of the hall is a double bedroom and a further single bedroom along with a family shower room/wc. The property further benefits from gas fired central heating system and double glazing. Externally to the front of the property is a feature driveway providing ample car standing and access to the large single garage with electric up/over door and rear access door and window (given the size of the garage there is potential to convert into further living accommodation subject to the necessary consents). To the rear of the property there is a low maintenance patio garden with raised borders and fence surround. Viewing is highly recommended to appreciate the layout and location. EPC rating is C and Council tax band is C.



## ROOM DESCRIPTIONS

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### Entrance Hall

### Kitchen

10' 10" x 10' 3" (3.30m x 3.12m)

### Living/Dining Room

17' 0" red to 10'4" x 14' 7" (5.18m x 4.45m)

### Bedroom

13' 1" x 9' 6" (3.99m x 2.90m)

### Bedroom

9' 5" x 8' 5" (2.87m x 2.57m)

### Family Shower Room/Wc

### External

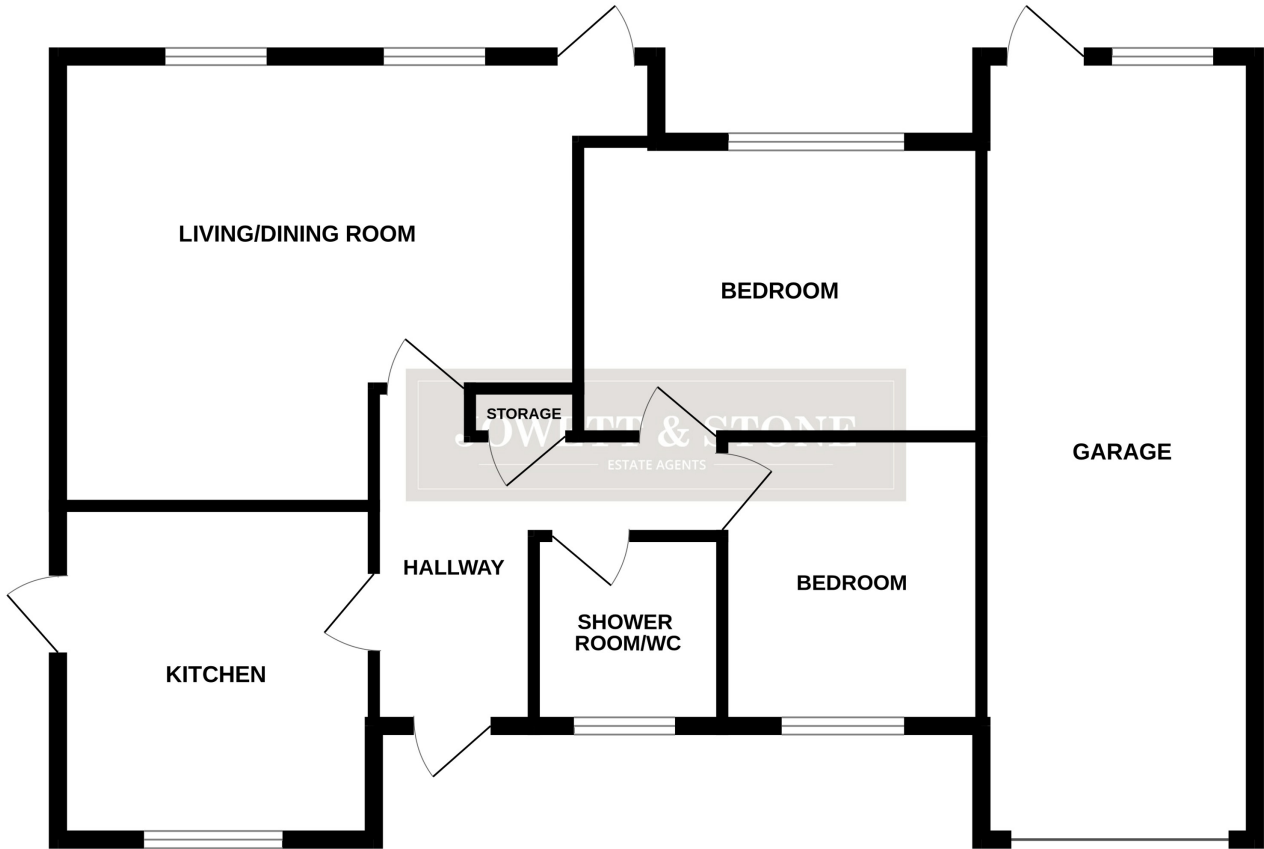
### Good Size Single Garage

25' 6" x 8' 10" (7.77m x 2.69m)

### Rear Patio Garden



**GROUND FLOOR**  
886 sq.ft. (82.4 sq.m.) approx.



TOTAL FLOOR AREA : 886 sq.ft. (82.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>	<b>71</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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