



33 Lawford Road, Leicester. LE2 9AD

- Three Bedroom Semi Detached Property
- Generous Rear Garden
- In Need Of Some Cosmetic Improvement
- Entrance Hall, Lounge, Dining Room, Kitchen
- Landing , Three Bedrooms, Bathroom, Sep Wc
- Gas Fired Central Heating System, Double Glazing
- Driveway, Side Entry And Stores, Good Size Garden
- Early Viewing Highly Recommended To Avoid Disappointment
- EPC Rating C & Council Tax Band A



PROPERTY DESCRIPTION

Three bedroom semi detached property on a generous plot. In need of some cosmetic improvement it would make an ideal first time buy or investment property. Well positioned for access to the M1/M69 motorway network, Fosse Park and the city centre. Early viewing recommended. Briefly comprising of entrance hall, good size living room, front kitchen fitted with a range of base and wall units, side access door and access to the rear dining room with window overlooking the rear garden. To the first floor the landing gives access to the three generous bedrooms and a family bathroom with a separate wc. The property further benefits from gas fired central heating system and double glazing and there are also x12 solar panels to the rear elevation. Externally to the front of the property there is a driveway providing off road parking, side access gate giving access to entry and side stores in turn leading to the rear garden. The rear garden is a good size and is mainly laid to lawn with fence surround Viewing comes recommended to appreciate. EPC rating is C and Council tax is band A.



ROOM DESCRIPTIONS

Entrance Hall

Lounge

12' 11" into rec x 12' 9" (3.94m x 3.89m)

Kitchen

10' 3" x 9' 5" (3.12m x 2.87m)

Dining Room

10' 2" x 9' 3" (3.10m x 2.82m)

Landing

Bedroom

11' 4" x 10' 5" plus ent rec (3.45m x 3.17m)

Bedroom

10' 10" x 10' 0" (3.30m x 3.05m)

Bedroom

8' 5" x 8' 3" (2.57m x 2.51m)

Bathroom

Sep Wc

External

Side Entry and Stores

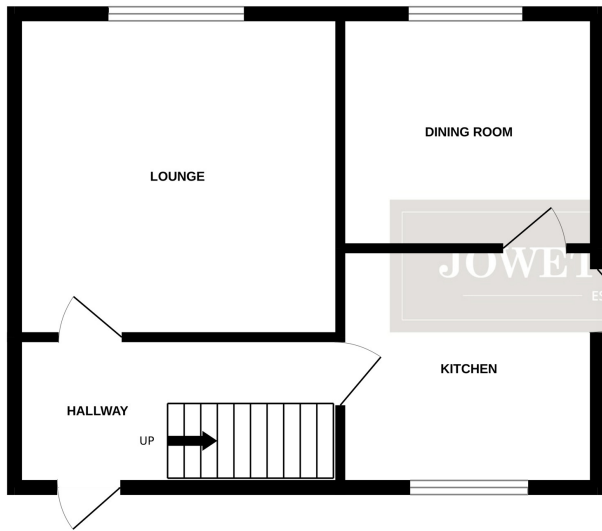
Rear Garden



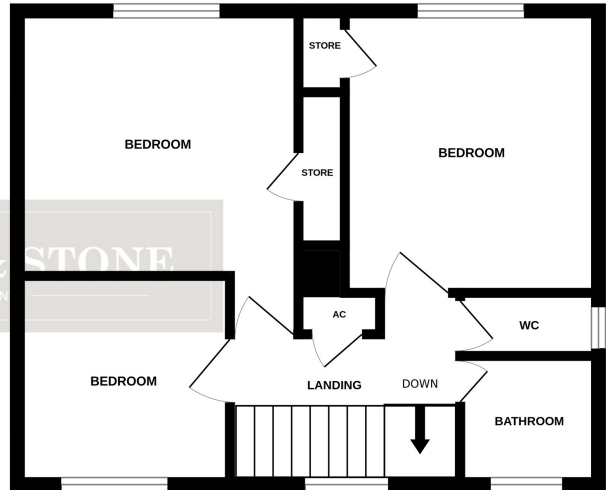
FLOORPLAN & EPC

JOWETT & STONE
ESTATE AGENTS

GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.

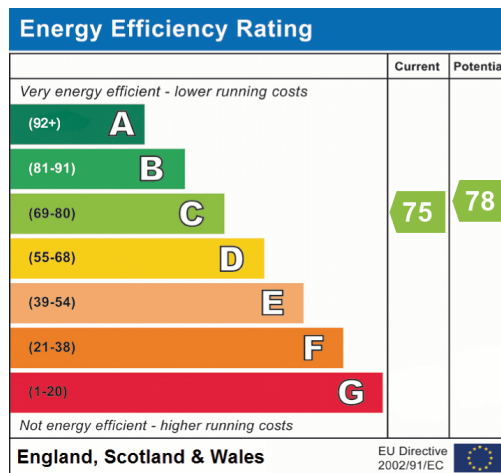


1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 860 sq.ft. (79.9 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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