



**MATTHEW JAMES**  
Property Services



## 81B Princess Road East

New Walk, Leicester, LE1 7DQ

Offers In The Region Of £189,995



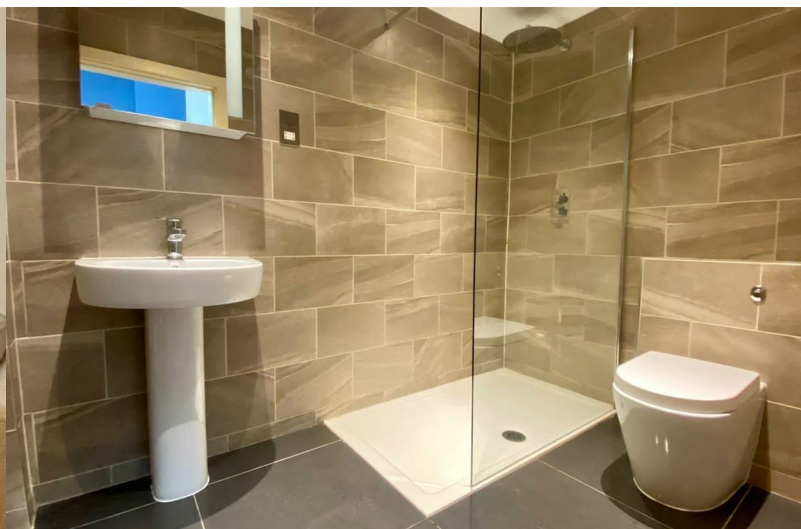
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### Entrance

Via the communal front door, step inside to the generous hallway. With intercom service, underfloor heating and doors leading too

### Lounge / Diner

19'9" x 12'11" (6.04 x 3.95)

With laminate flooring, original sash windows, a snug area - suitable for reading or office space and plenty of room to configure your choice of furniture to suit.

### Open Plan Kitchen

13'8" x 7'3" (4.19 x 2.23)

Although open plan, the kitchen area is clearly defined and has a great selection of matching wall and base units. Fitted with laminate flooring and part tiled. Integrated appliances include an electric oven, hob, cooker hood and dishwasher. Freestanding space is available too for washing machine and fridge freezer.

### Bedroom One with En Suite

19'6" x 6'1" (5.96 x 1.86)

A good size double bedroom with a hardwood sash window to side elevation, electric wall heater, built in storage space and door into the en-suite. The luxury en-suite consists of an inset, low level WC, wash hand basin, towel rail, electric shaver point, LED mirror, corner shower cubicle with mains fed shower head. Also being fully tiled to all four walls and the floor.

### Bedroom Two

14'9" x 9'1" (4.52 x 2.77)

A generous second double bedroom with a hardwood sash window to side elevation, electric wall heater and built in storage space.

### Shower Room

A generous space, immaculately presented, being tiled to all floor walls and floor. The modern fittings include an inset, low level WC, wash hand basin and large, walk in shower with mains fed rain shower head, a towel rail and obscured window compete this room.

### Outside

Overlooking the delightful De Montfort Park, it enjoys lovely surroundings which can be enjoyed from the lounge window or take advantage of the private terrace area, just below the lounge window. Parking is on street with plenty of bays available.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### PRINCESS ROAD EAST

Approximate Gross Internal Area  
814 sq ft / 75.60 sq m



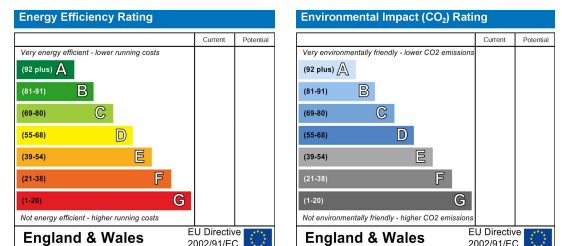
**GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 814 SQ FT**

Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

## Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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