

## 29 Frolesworth Road, Leicester, LE9 6PF



**£200,000**

Offered with the benefit of no upward chain, and well located in this popular village, is this ideal first time buy or 'Buy to let' investment.

The accommodation is double glazed, with electric heating, and briefly comprises: Entrance hall, lounge, kitchen/diner, landing, two bedrooms and bathroom. At the front is parking for one or two cars and there is a good sized and private rear garden.

*Service without compromise*

## Entrance Hall

Accessed via opaque double glazed composite front door. Electric panel heater. Opening through to:-

## Lounge 11'10" x 11'11" (3.61m x 3.63m)



Double glazed window to the front elevation. Stairs rising to the first floor. Wood laminate flooring. Electric heater. Fitted shelving. Television point. Wall light. Door to:-

## Kitchen/Diner 11'10" x 8'11" (3.61m x 2.72m)



Double glazed window to the rear aspect and double glazed door opening out to the rear garden. Range of medium oak facing fitted base and wall units. Laminated work surfaces with complementary tiled splash backs. Fitted electric oven and four ring hob with extractor fan over. Stainless steel one and a half sink and drainer. Space and point for upright fridge/freezer. Space and plumbing for automatic washing machine. Tiled flooring.

## First Floor Landing



Timber balustrade. Access to loft space. Doors to rooms.

## Bedroom One 9'9" x 8'6" (2.97m x 2.59m)



Double glazed window to the front aspect. Airing cupboard housing lagged hot water tank. Built in wardrobe. Electric heater.

Bedroom One (Photo Two)



Bedroom Two 11'4" x 5'8" (3.45m x 1.73m)



Double glazed window to the rear aspect. Electric heater.

Bedroom Two (Photo Two)



Bathroom



Panelled bath with electric shower fitment over. Pedestal wash hand basin. Low level WC. Complementary tiled walls and floor. Heated towel rail. Extractor fan. Opaque double glazed window.

Bathroom (Photo Two)





## Outside & Parking



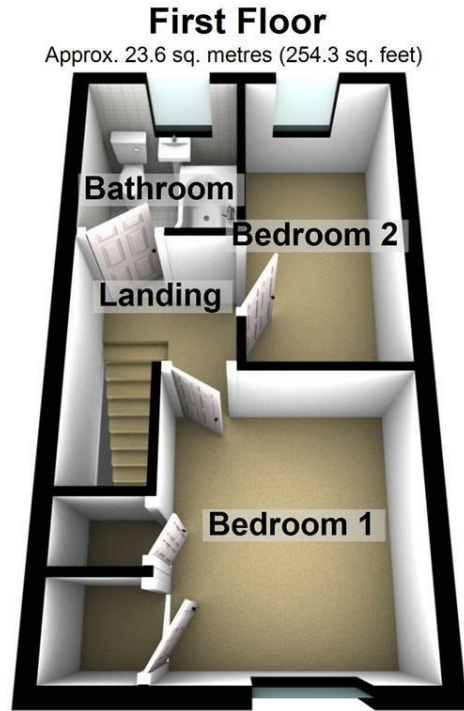
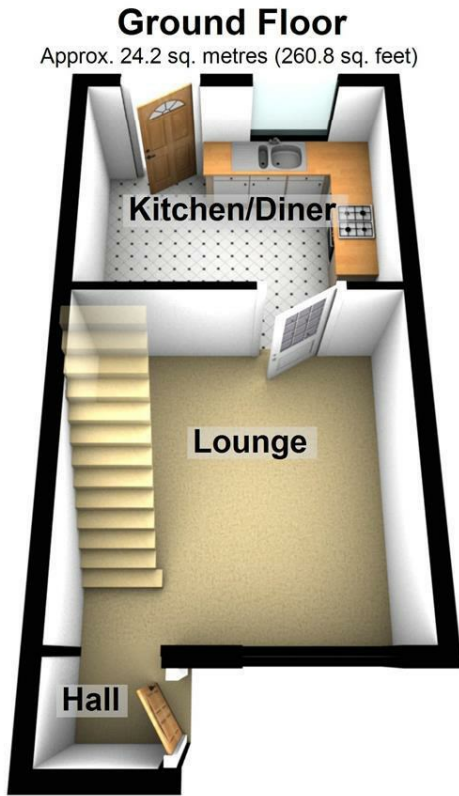
To the front of the property is a drive providing parking for one or two cars. There are side flower borders and a picket fence.

## Garden



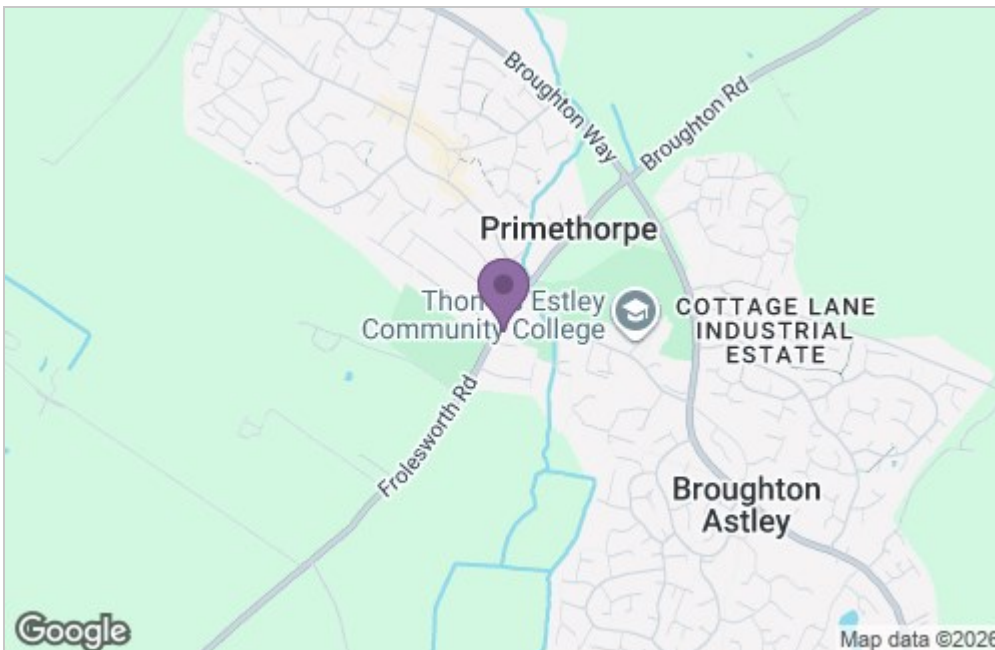
The rear garden includes a paved patio area and well stocked flower beds. There is a garden store which benefits from electricity being connected and timber lap fencing, with a pedestrian access gate from the rear of the garden which provides access to St Mary's Road - the bins are to be taken out here.

## Floor Plan

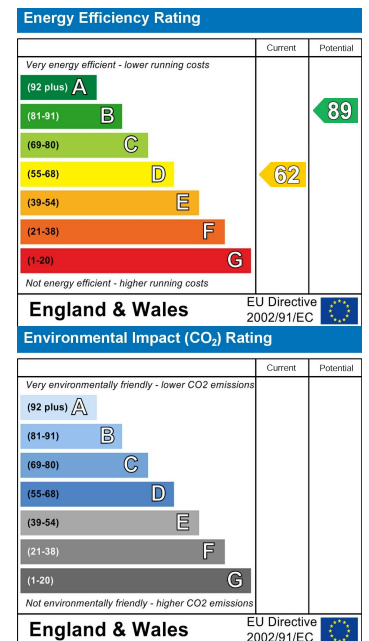


Total area: approx. 47.8 sq. metres (515.0 sq. feet)

## Area Map



## Energy Efficiency Graph



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