

## 15 Folley Road, Leicester, LE8 0PF



**£325,000**

Tucked away in the corner of a pleasant cul-de-sac, within easy reach of the village's centre with its fantastic range of shops, restaurants, pubs and schools is this three-storey semi detached property. Accommodation enjoys a number of upgrades and is offered for sale in stylish decorative order. It briefly comprises; entrance hall, ground floor WC, lounge, kitchen/diner, three double bedrooms, master en-suite and family bathroom. Outside is a driveway leading to a single garage and an attractive rear garden.

*Service without compromise*

## Entrance Hall



Composite double-glazed front entrance door. Radiator.

## Ground Floor WC



WC. Wash hand basin. Amtico flooring. Heated towel rail.

## Lounge 17'7" x 12'0" (5.36m x 3.66m)



UPVC double-glazed box bay window to front aspect. Coving to ceiling. Two radiators.



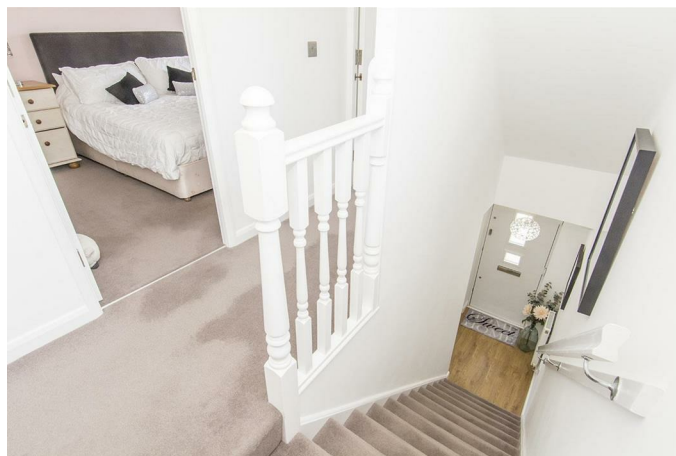
## Kitchen Diner 15'5" x 9'9" (4.70m x 2.97m)



UPVC double-glazed French doors to rear. UPVC double-glazed window to rear. Range of gloss faced wall and floor mounted units with LED lighting inset. Integrated dishwasher. Integrated washing machine. Integrated fridge/freezer. Integrated electric oven and microwave. Gas hob with extractor hood over. Amtico flooring. Radiator.



## Landing

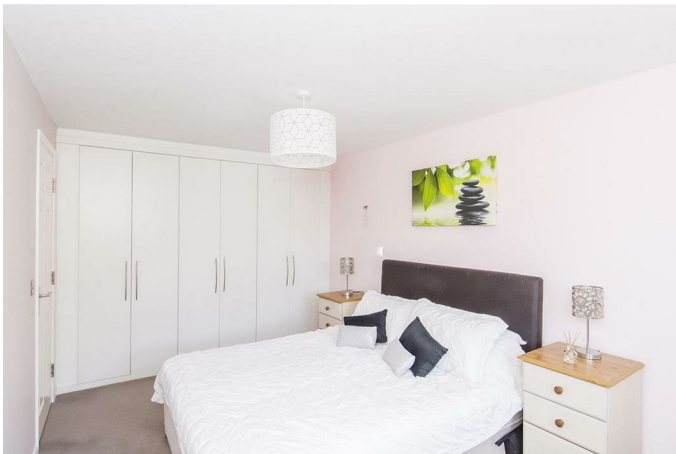


UPVC double-glazed window to side. Cupboard housing re-fitted Worcester combination boiler.

**Bedroom Two 14'9" to wardrobe doors x 9'0" (4.50m to wardrobe doors x 2.74m)**



UPVC double-glazed window to front. Fitted wardrobes. Radiator.



**Bedroom Three 9'6" x 8'9" (2.90m x 2.67m)**



UPVC double-glazed window to rear. Radiator.

**Family Bathroom 6'3" x 6'2" (1.91m x 1.88m)**



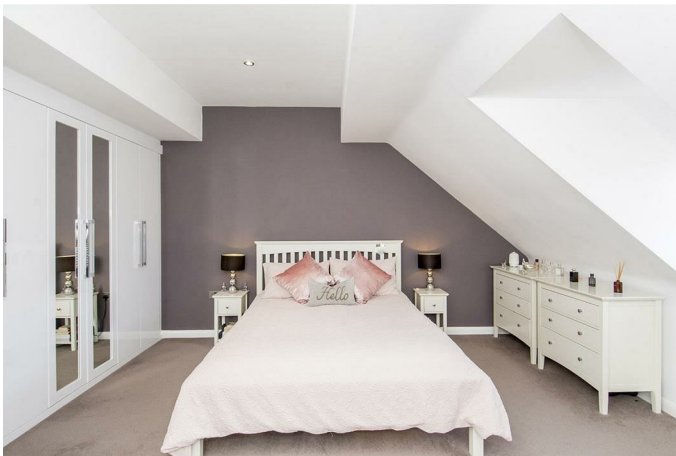
Opaque UPVC double-glazed window to rear. WC. Wash hand basin. Panelled bath with built in shower and glazed shower screen over. Tiled splash backs. Tiled floor. Shaver point. Heated towel rail.

## Stairwell



UPVC double glazed window to front. Stairs rising to second floor.

**Second Floor Master Bedroom 15'3" x 13'9" to wardrobe doors (4.65m x 4.19m to wardrobe doors )**



UPVC double-glazed window to front. Built in wardrobes. Radiator.



## Master En-Suite



Double-glazed skylight. WC. Wash hand basin. Double width shower cubicle. Shaver point. Heated towel rail. Tiled splash backs. Luxury vinyl tiled floor.

## Front

Tarmac driveway leading to single garage and gated side access through to the rear garden.

**Garage 17'9" x 9'1" max internal measurements (5.41m x 2.77m max internal measurements)**

Up and over vehicle access door. Power and light connected. Side entrance door through to garden.

## Rear Garden



Indian sandstone patio. Lawned area. Plant borders. Enclosed by timber fencing.



## Cul-de-sac Green

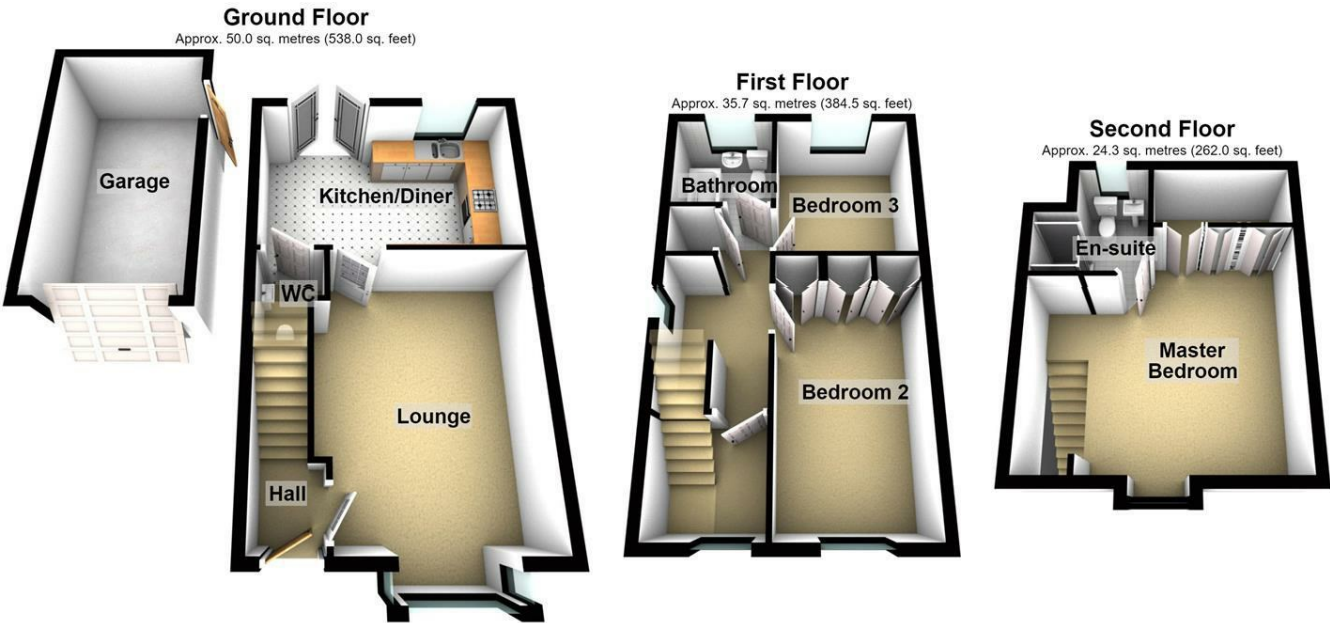


Just along the road is a pleasant green for communal use.

## Note For Prospective Buyers

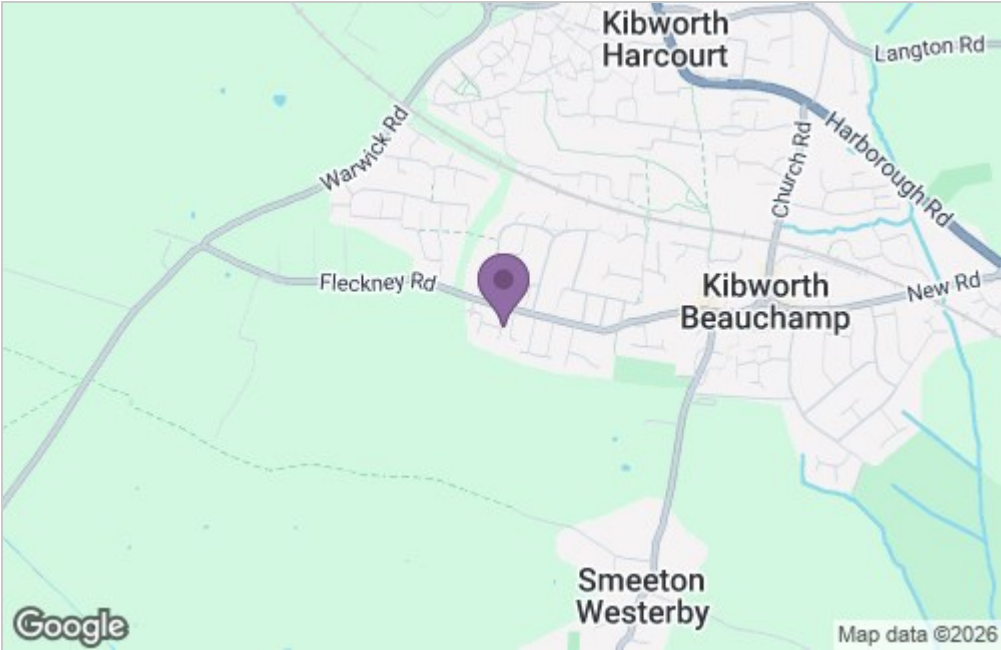
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan

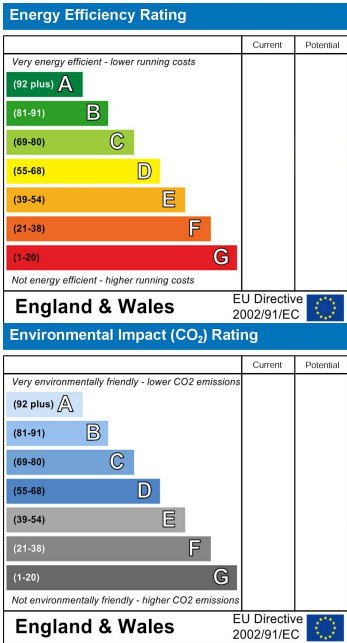


Total area: approx. 110.1 sq. metres (1184.6 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise