



Cameron Avenue,
Leicester, Leicestershire, LE4 7QL



Cameron Avenue, Leicester, Leicestershire, LE4 7QL £389,950

Enjoying a loft conversion and extension to the rear, walk in and be surprised by this four bedroom traditional mid town house situated in the popular area of Belgrave. The gas centrally heated and alarmed layout includes an entrance porch and hall, two reception rooms, enlarged modern breakfast kitchen, further reception room and a downstairs shower room. Upstairs are three bedrooms and a bathroom, with a further staircase to the main bedroom with an en-suite and walk in storage area. Occupying a cul de sac position, there is parking to the front with a low maintenance garden at the rear. Situated within walking distance to a range of local amenities available on Melton Road, an early viewing is strongly recommended to avoid disappointment.

Accommodation

Front entrance door opens outwards to provide access into the:

Entrance Porch

With a dual aspect glazing, central heating radiator and a door leading to the:

Entrance Hall

Presented with wood effect flooring, the entrance hall gives access to some of the ground floor accommodation. With a staircase rising to the first floor, built in cupboard with a folding door and a column radiator.

Lounge

13'1" not into bay x 12'7" (3.99m not into bay x 3.85m)

Enjoying a walk in bay window to the front elevation allowing ample natural light, the primary reception room is presented with wood effect flooring. With neutral decor, spotlighting, contemporary radiator and a useful storage cupboard under the stairs. A door leads to the:

Dining Room

10'10" x 10'7" (3.31m x 3.25m)

Perfect for formal dining, the second reception offers two central heating radiators, wood effect flooring and spotlighting. Folding doors lead to the:



Enlarged Breakfast Kitchen

11'3" x 14'4" (3.45m x 4.39m)

A particular selling feature of the accommodation is the extended contemporary breakfast kitchen fitted with a range of wall mounted and base units with complementary Quartz work surfaces over and unit lighting. Features include an inset 1.5 sink with flexi tap and countertop drainer, 'Neff' oven, upgraded 'Neff' microwave, 'Bosch' five ring gas hob, 'Zanussi' hood, integrated 'CDA' fridge freezer and a built in washing machine. Enjoying the use of a breakfast bar, there is a window to the side elevation, spotlighting, tiled flooring, central heating radiator and side access door. A door leads to the:

Extended Reception Room

8'10" x 12'1" (2.70m x 3.69m)

Created by an extension to the rear and providing additional living space, there is wood effect flooring, contemporary radiator, rear elevation window and a rear access door to the garden. This space would be ideal for use as a snug, playroom or use as an office/work space.

Downstairs Shower Room

8'0" x 5'3" (2.44m x 1.61m)

Fitted with a three piece suite comprising a shower cubicle, wash hand basin and wc, with a concealed wall mounted central heating boiler, heated towel rail, spotlighting and side elevation window.

First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring and a further staircase rising to the loft bedroom.

Bedroom Two

9'10" x 8'7" not into robes (3.00m x 2.63m not into robes)

A neutrally decorated double room featuring built in wardrobes, wood effect flooring, central heating radiator and a window to the front elevation.

Bedroom Three

10'11" x 10'7" (3.33m x 3.25m)

Another double room offering built in wardrobes, window to the rear elevation, central heating radiator and wood effect flooring.

Bedroom Four

16'0" x 6'11" (4.88m x 2.13m)

With a window to the front elevation, wood effect flooring, central heating radiator and a built in wardrobe.

Family Bathroom

7'9" x 4'9" (2.38m x 1.45m)

Fitted with a modern three piece suite comprising a bath with shower attachment and screen, wash hand basin and wc, with complementary tiled walls and flooring. There is also a heated towel rail, rear elevation window and spotlighting.

Second Floor Landing

A door leads to the:

Bedroom One

10'9" x 14'5" not into robes (3.28m x 4.41m not into robes)

A larger than normal double room featuring built in wardrobes, two rear elevation windows, contemporary radiator and wood effect flooring. There is also a walk in storage area. A door leads to the:



En-suite Shower Room

6'1" x 5'5" (1.86m x 1.66m)

Fitted with a three piece suite comprising a shower cubicle, wash hand basin and wc, with a heated towel rail, velux window and extraction fan.

Outside

Occupying a cul de sac position, the plot offers a driveway to the front providing off road parking. Shared gated access to the side leads to a low maintenance paved garden with fencing to boundaries and an outbuilding which has the potential to be transformed into a home office or games room.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Leicester City Council - Tax Band A. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band

Viewing Arrangements

Viewings are strictly by appointment only.

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Agents Note

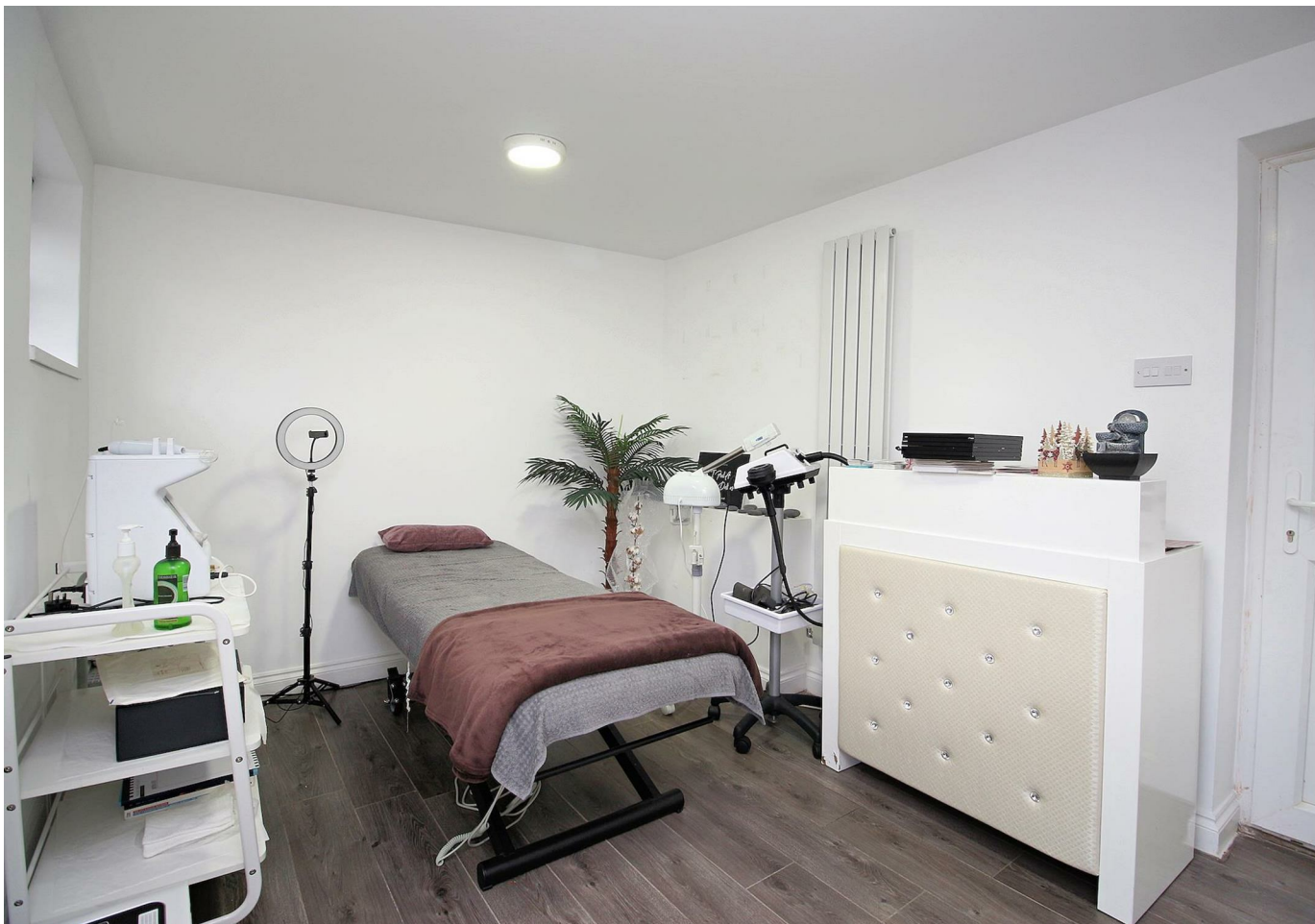
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

