



**68 Sharpley Drive, Leicester, LE4 1BP**  
**£199,950**

**ENTRANCE HALL**

Stairs to first floor, door to living room

**LIVING ROOM 14'9" x 13'5" (4.5 x 4.1)**

Double glazed window to front aspect, laminate flooring

**KITCHEN DINING ROOM 13'1" x 8'2" (4.0 x 2.5)**

Double glazed doors and window to rear gardens, integrated and free standing appliances, tiled surrounds

**FIRST FLOOR LANDING**

Loft access, carpet flooring

**BEDROOM ONE 11'5" x 11'1" (3.5 x 3.4)**

Double glazed window, carpet flooring

**BEDROOM TWO 12'1" x 7'6" (3.7 x 2.3 )**

Double glazed window, carpet flooring

**BATHROOM**

Matching bathroom suite, frosted double glazed window, tiled surrounds

**GARAGE**

Single garage with up and over door to rear of property

**GARDENS**

Corner plot gardens with potential to extend. laid to lawn, access to garage, decked area

