

**ROY GREEN**  
CHARTERED SURVEYORS

LETTING & ESTATE AGENTS

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**32 Heacham Drive, Leicester  
Leicestershire LE4 0LG**

**Offers over £170,000**

Being close to the city centre and also making a fantastic family home comes offered for sale this traditionally built, bay fronted semi-detached house. In brief this lovely property benefits from Entrance Hall, Living/Dining Room, Kitchen, First Floor Landing, Three Bedrooms and Bathroom, Complimentary tiling and a Window to the side and rear aspects. To the outside there is a rear garden and off road parking that leads along the side of the property.



## ENTRANCE HALL

With stairs leading to the first floor landing, under stairs cupboard, under stairs pantry, window to the side and front aspects, power point and doors to:

## LIVING ROOM

14'9 x 11'4 (4.50m x 3.45m)

Benefiting from a bay fronted window, power points, TV point and Access through to:

## DINING ROOM

12' x 11'4 (3.66m x 3.45m)

Having patio doors to the rear aspect, power points and door to:

## KITCHEN

8'7 x 8'5 (2.62m x 2.57m)

Having a range of wall and base units with work surfaces, sink with mixer tap, window to the rear aspect, power points, plumbing for washing machine, tiled flooring and door to the side aspect.

## FIRST FLOOR LANDING

With a window to the side aspect, power point and doors to:

## MASTER BEDROOM

12'3 x 11'4 (3.73m x 3.45m)

Benefiting from a window to the front aspect and power points.

## SECOND BEDROOM

12' x 11' - 9'10 (3.66m x 3.35m - 3.00m )

Having a window to the rear aspect, power points and fitted wardrobes.

## THIRD BEDROOM

7'2 x 6'11 (2.18m x 2.11m)

With a window to the front aspect and power points.

## BATHROOM

Comprising a low level WC, Wash hand basin, Bath, Complimentary tiling, Window to the rear and side aspects.

## REAR GARDEN

There is a patio that then steps up to a mainly laid to lawn area having borders with a variety of shrubs and plants.

## PARKING

From the front there is off road parking accessed from the front that leads along the side of the property.



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