

Holderr

A Modern Estate Agent



90 Barclay Street
, Leicester, LE3 0JB

Offers in the region of £200,000



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Upon entering through the front door, you are welcomed into the Entrance Hallway, which features stylish laminate wood flooring that not only enhances the aesthetic appeal but also offers practical durability. The space is warmed by a gas central heating radiator, ensuring comfort year-round. Convenient power points are strategically placed throughout the area, and an under-stairs storage cupboard provides an excellent solution for stowing away shoes and other necessities. A staircase off to the first floor draws you further into the home.

The expansive Through Lounge measures 24'2" x 10'9" (7.37m x 3.30m) and is bathed in natural light, thanks to a generous UPVC double-glazed bay window that overlooks the front elevation. A charming electric fireplace creates a focal point in the room, perfect for relaxing evenings. The room is complemented by two wall-mounted gas central heating radiators, providing additional warmth. Numerous power points facilitate your modern living needs, and the UPVC French doors lead seamlessly to the rear elevation, allowing for an effortless indoor-outdoor flow.

The Wash Room is practical yet stylish, featuring tiled flooring for easy maintenance. It includes a convenient WC alongside a wash hand basin, making it an essential space for guests and daily use.

The well-appointed Kitchen/Diner measures 11'9" x 8'5" (3.6m x 2.5m) and boasts UPVC double-glazed windows that fill the area with natural light. A UPVC double-glazed door opens directly into the rear garden, perfect for outdoor entertaining. The kitchen is equipped with a functional sink with drainer and a comprehensive range of eye-level units and base

cabinets, topped with attractive work surfaces. Culinary enthusiasts will appreciate the four-ring gas hob, oven, and extractor fan, while plumbing for a washing machine and an integrated dishwasher add modern conveniences. The space also features ample storage cupboards and power points, ensuring it's both practical and user-friendly.

The staircase rises to a First Floor Landing, which is dressed in carpeted flooring and provides access to the loft, offering additional storage or expansion possibilities.:

The first bedroom, located at the front of the house, measures 11'5" x 7'9" (3.5m x 2.4m) and features a bay window adorned with UPVC double-glazed windows. The room is complete with carpeted flooring, and a gas central heating radiator keeps it warm and inviting. Additional power points and suspended lighting add to the overall functionality.

Bedroom Two overlooks the rear garden and measures 13'11" x 7'9" (3.9m x 2.4m). This comfortable room is again fitted with carpeted flooring. With UPVC double-glazed windows and a gas central heating radiator, it welcomes ample natural light and warmth. Power points are also available.

The generously sized Bedroom Three measures 14'3" x 13'6" (4.35m x 4.14m), also positioned at the rear of the property. This room is carpeted for comfort and is enhanced by UPVC double-glazed windows that provide lovely views of the surroundings. As with the

other bedrooms, it offers gas central heating radiators and power points.

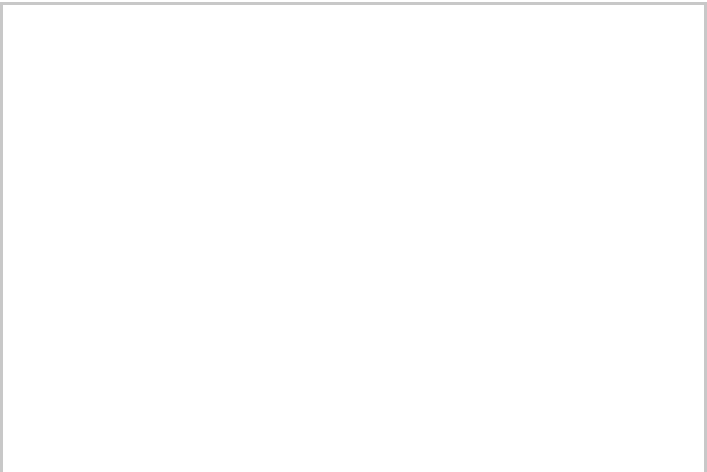
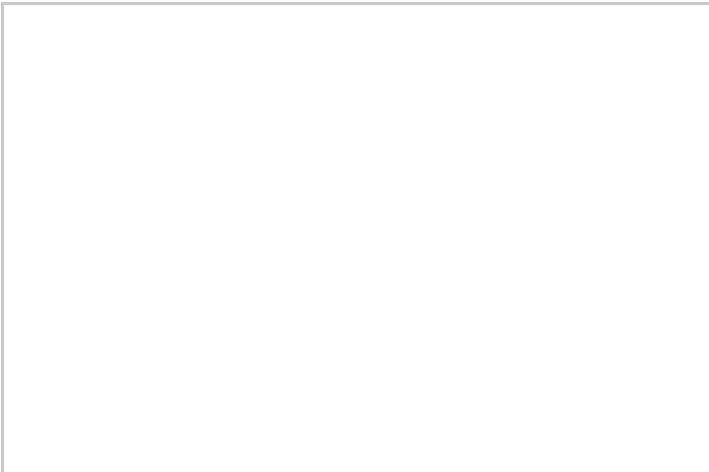
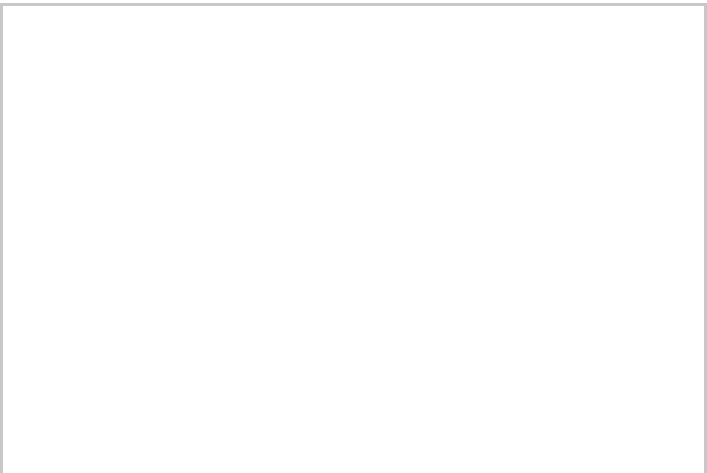
The family Bathroom is thoughtfully appointed, measuring 6'9" x 6'2" (2.12m x 1.89m). It features elegant tiled flooring and is equipped with a bath complete with a mixer tap and a wall-mounted overhead shower, along with a separate shower head attachment for a versatile bathing experience. The bathroom also includes a wash hand basin, a WC, and a UPVC double-glazed window that allows natural light. Additional features include a heated towel rail for comfort.

Outside, the property boasts a block-paved front forecourt, providing a stylish entrance to the home. The rear is equally appealing, featuring a reasonably sized yard area that is fully paved, making it perfect for low-maintenance outdoor living or entertaining.

The property is offered on a Freehold basis, subject to existing tenancy. Currently, it is let under an Assured Shorthold Tenancy agreement for a term of six months from April 16, 2024, at a competitive rent of £675.00 per calendar month, amounting to £8,100.00 per annum.

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- 1. Intending purchasers will be asked to produce identification documentation.
- 2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
- 3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.
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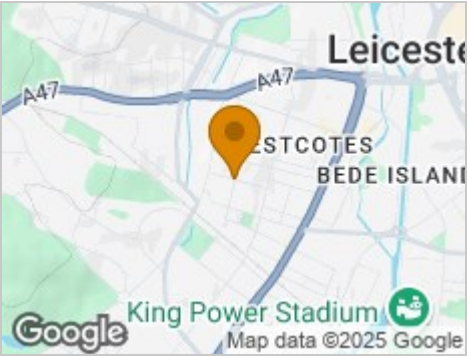
Road Map



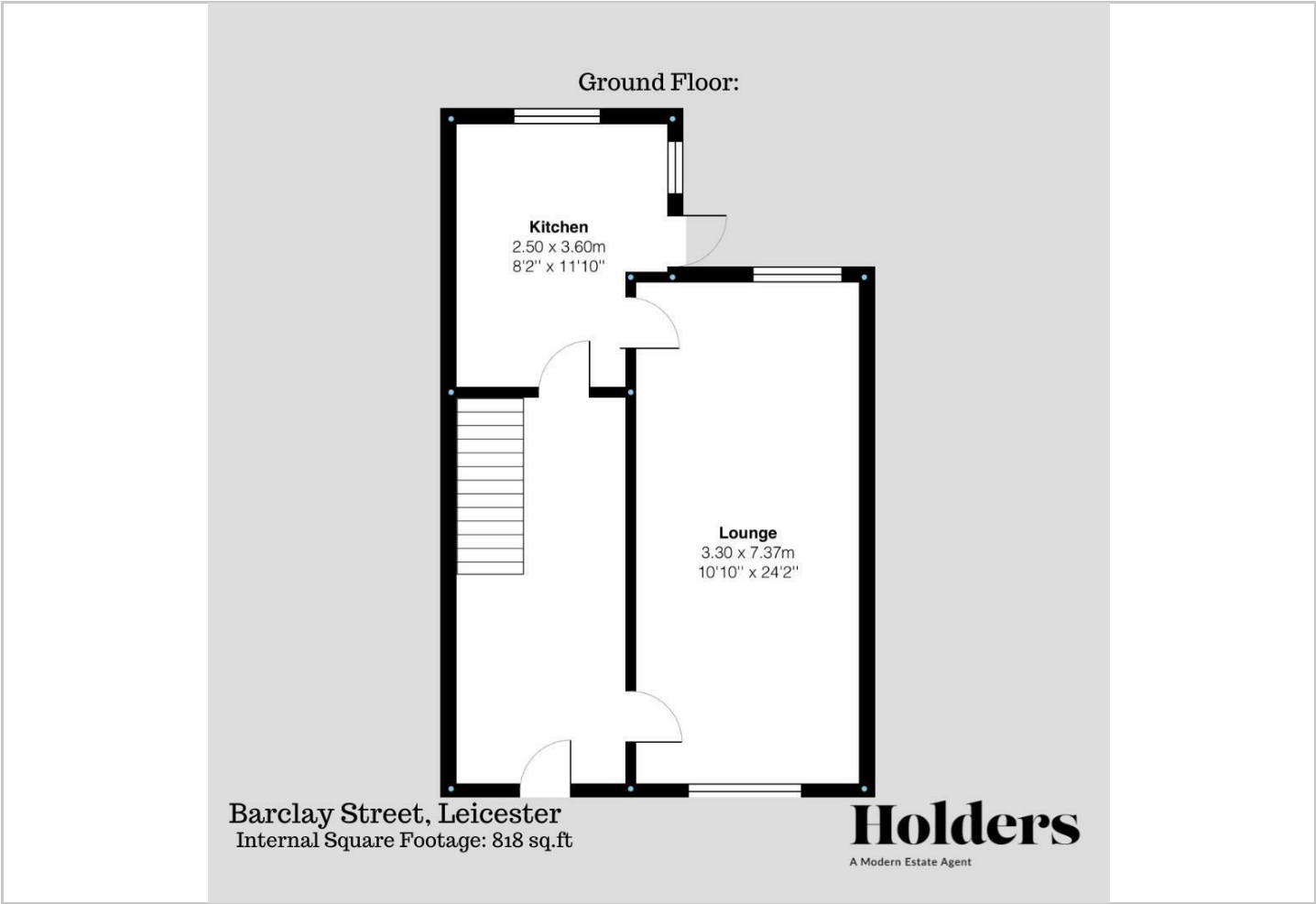
Hybrid Map



Terrain Map



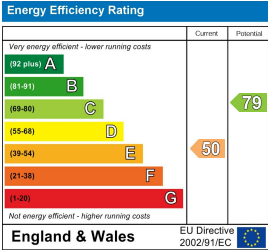
Floor Plan



Viewing

Please contact our Holders - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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