



Station Road | Elmeſthorpe | Leicester | LE9 7SG

Offers over £280,000



KINGSWAY
ESTATE AGENTS

Key features

- Beautifully Presented Throughout
- Two Generous Double Bedrooms
- Ample Front & Rear Gardens
- Situated In The Desirable Village Of Elmhurst
- EPC Rating: C

Description

Kingsway Estate Agents are delighted to bring to the market this charming mid-terrace period cottage, situated in the highly desirable village of Elmhurst.

Bursting with character and charm, this delightful home offers a wonderful blend of period features and modern comforts, making it an ideal purchase for first-time buyers, downsizers, or those seeking a village lifestyle.

Upon entering the property, you are welcomed by a practical entrance porch leading through to a bright and inviting living room. This cosy space benefits from a feature fireplace and electric log burner. The stylish kitchen/dining room combines traditional charm with modern convenience, featuring a classic butler sink, cooker, and direct access to the rear garden. A useful utility room and ground floor WC complete the accommodation on this level.

To the first floor, the property offers two generous and beautifully presented bedrooms, both flooded with natural light and a family bathroom boasting an impressive free-standing bath and separate shower.

Externally, the property enjoys a delightful front garden with off-road parking, while to the rear is a substantial mature garden offering an abundance of outdoor space, ideal for entertaining, gardening enthusiasts, or simply enjoying the peaceful surroundings.

Early viewing is highly recommended to fully appreciate everything this fantastic property has to offer.

EPC Rating: C



Kitchen/Dining Room

17'1" x 9'4"

WC/Utility

6'3" x 5'3"

Living Room

15'8" x 11'10"

Bedroom One

14'2" x 10'11"

Bedroom Two

10'7" x 8'7"

Bathroom

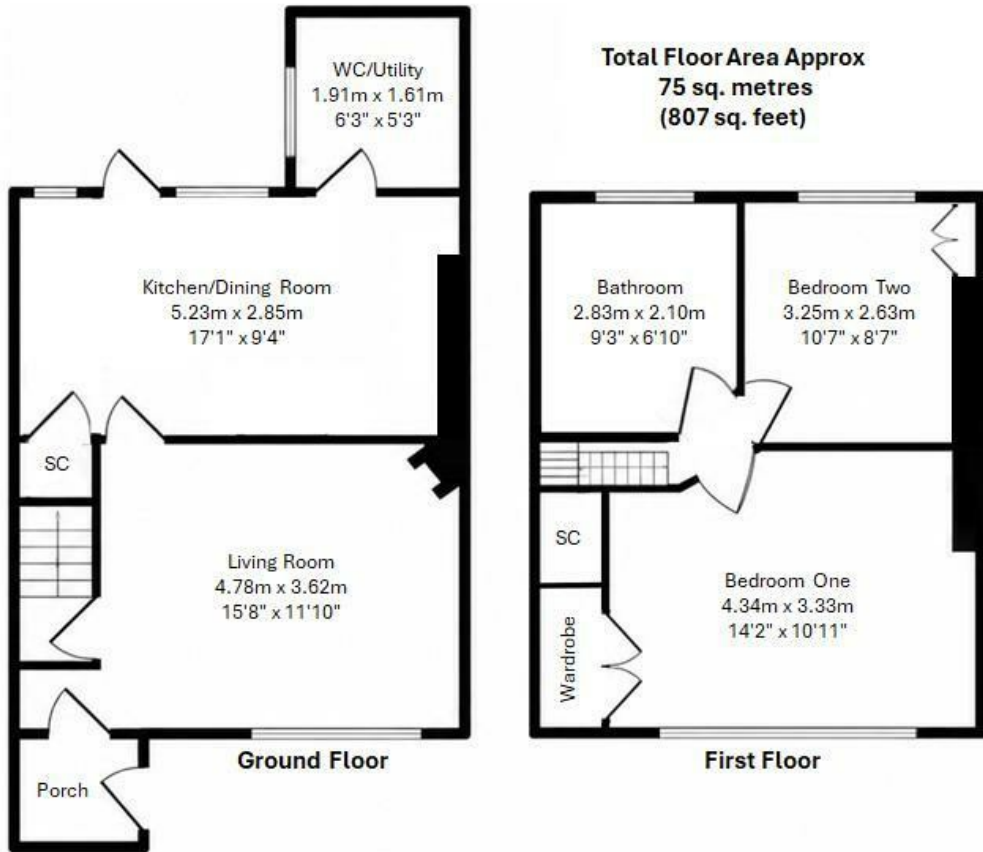
9'3" x 6'10"







Floor plans



KINGSWAY ESTATE AGENTS The floor Plan is for illustration purposes only and may not be a representative of the property and is not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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