



20 Badminton Road, Leicester

Leicester

£330,000



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This extended semi-detached home on Badminton Road has three bedrooms and almost 1,250 sq ft of space, plus solar panels and an EPC rating of B.

From the street, the property sits behind a wide block paved driveway with room for several cars. The solar panels across the roof help keep running costs down. A porch leads into the house and keeps coats and shoes out of the main living space.

The living room is over 17ft long. A large front window lets in plenty of light, and the stairs rise from the back of the room. Double glazed doors open into the dining room, which has wood-effect flooring and space for a family table. Beyond that is the kitchen, fitted with cream gloss units, dark worktops, an integrated double oven, a gas hob and a chimney extractor. French doors open onto the garden, so meals can easily move outside in summer.



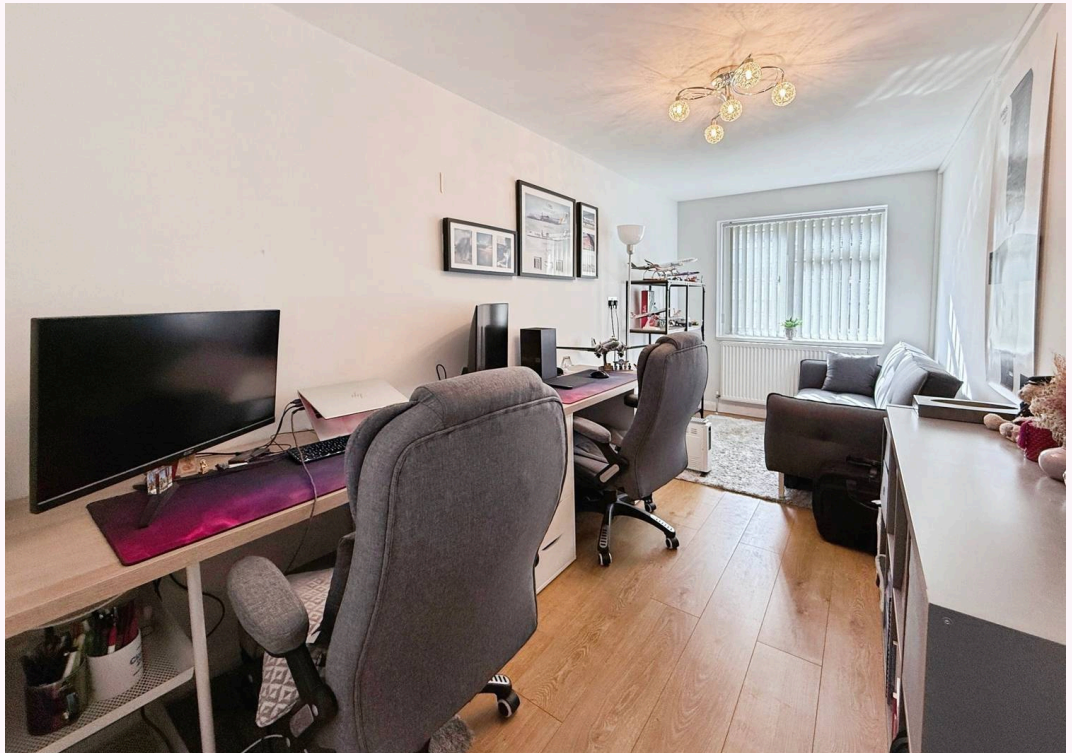
The side extension adds a lot of practical space. A utility room with grey and white gloss units, plumbing for a washing machine, a chrome towel radiator and inset spotlights links the kitchen end of the house to a 16ft study at the front. The study works well as a home office, playroom or second sitting room. There's also a ground floor shower room with a quadrant shower, a vanity basin and full wall tiling, which is handy for a busy household or for guests.

Upstairs are three bedrooms. The two larger ones are both around 13ft deep. One has a full run of fitted wardrobes, overhead storage and a dressing area, and the other has wide sliding wardrobes. The third bedroom is currently set up as a nursery. The bathroom has been modernised with large grey marble-effect tiles, a bath, a separate walk-in shower behind a glass screen, a recessed shelf, a vanity unit, a heated towel rail and inset spotlights.

The rear garden is fully enclosed by fencing and mostly paved, so it needs very little looking after. There's room for outdoor dining, a gravelled border and a timber shed at the far end.

Badminton Road is in an established residential part of north Leicester, with local shops, schools and everyday amenities close by. The city centre, Leicester railway station and the A46 and A6 are easy to reach, so it's convenient for commuting in and out of the city.







An extended three bedroom semi-detached home with solar panels, EPC B, driveway parking, two reception rooms, a ground floor study, utility and shower room, and a modern family bathroom.

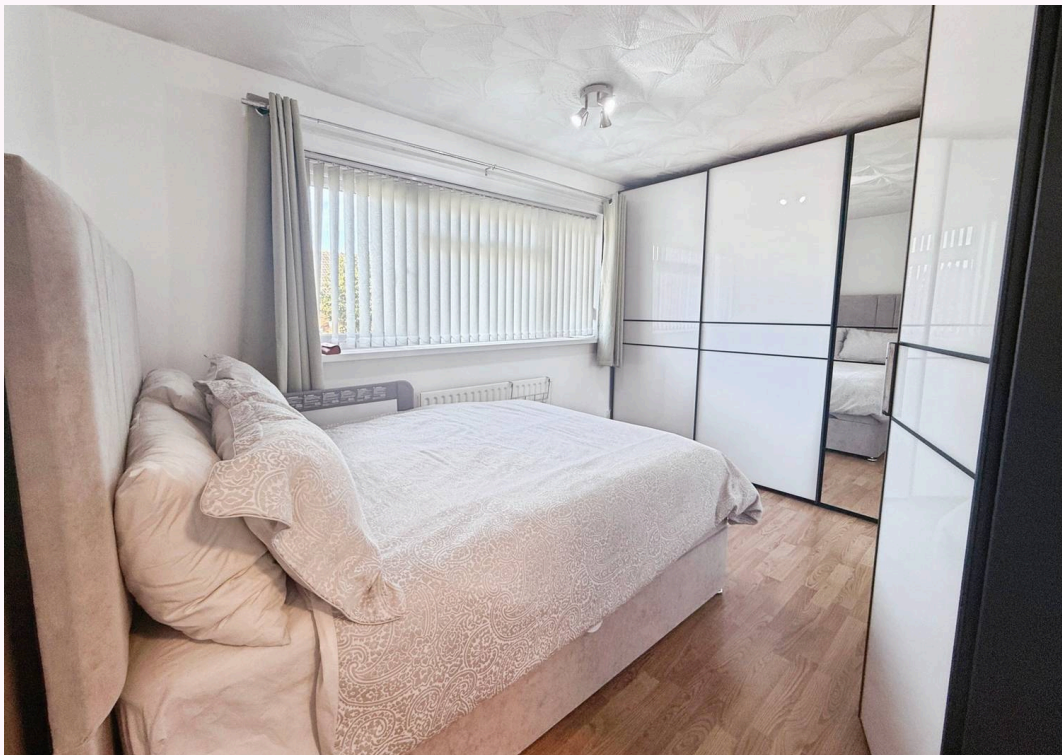
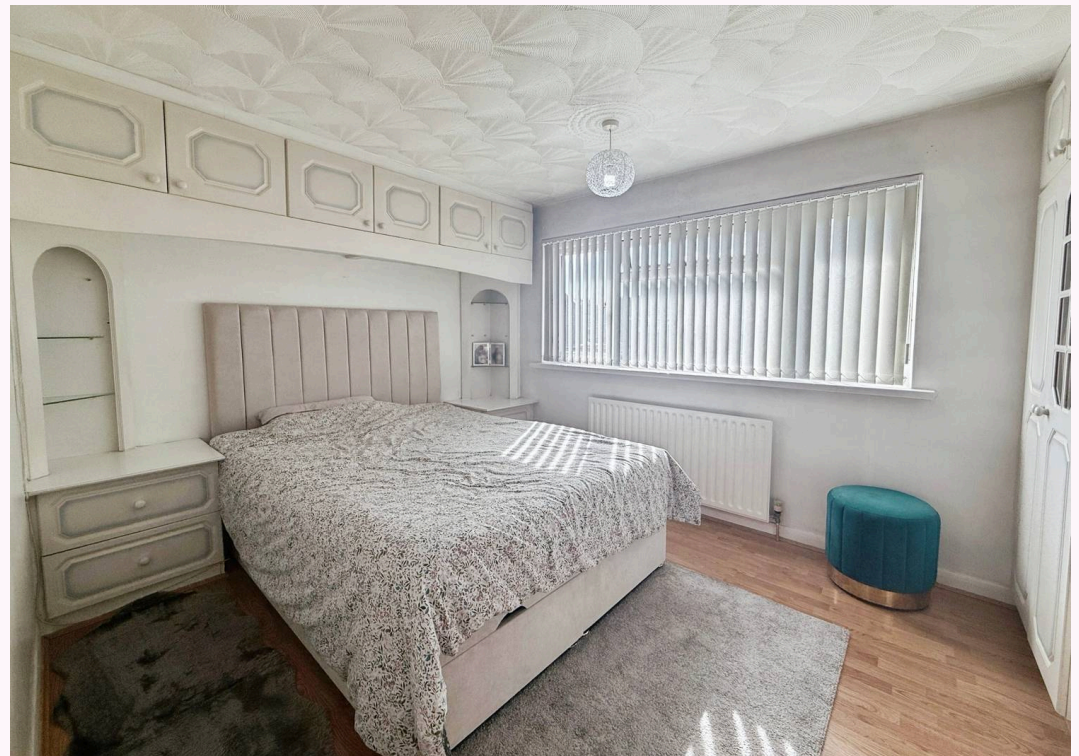
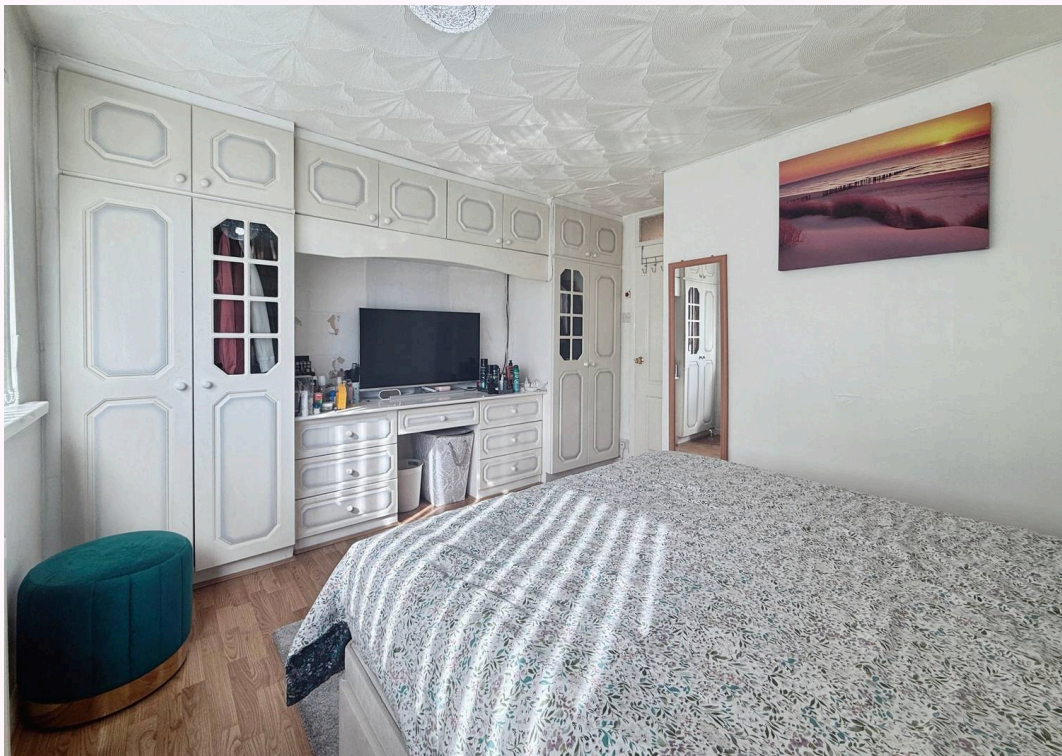
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

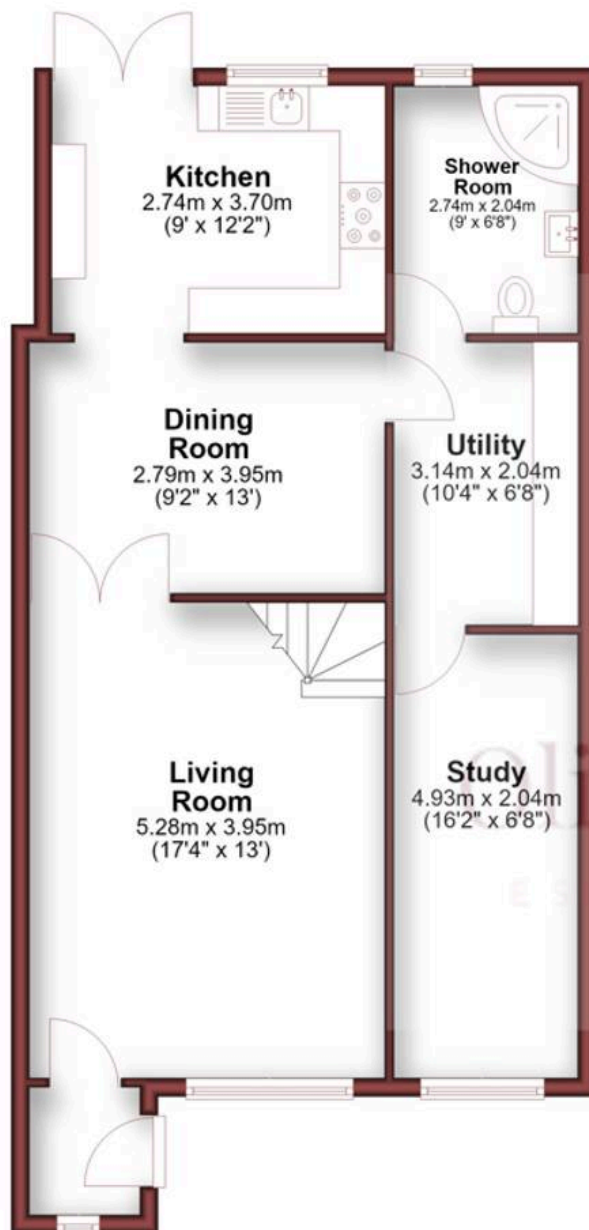
EPC Environmental Impact Rating: B

- Extended Three Bedroom Semi-Detached Home
- Approximately 1,247 Sq Ft Across Two Floors
- Solar Panels And EPC Rating B
- Block Paved Driveway For Several Vehicles
- 17ft Living Room And Separate Dining Room
- Fitted Kitchen With French Doors To The Garden
- Ground Floor Study, Utility And Shower Room
- Modern Bathroom With Bath And Walk-In Shower



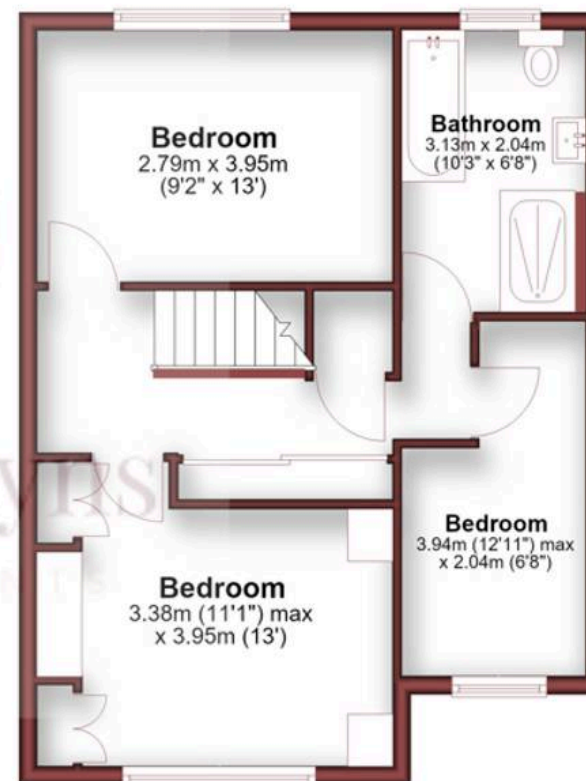
Ground Floor

Approx. 68.2 sq. metres (734.4 sq. feet)



First Floor

Approx. 47.6 sq. metres (512.6 sq. feet)



Total area: approx. 115.9 sq. metres (1247.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustration purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All measurements include garages and outbuildings.

Plan produced using PlanUp.



Oliver Rayns Estate Agents

Oliver Rayns Ltd, 106 Queens Road - LE2 3FL

01162960940 • info@oliverrayns.com • <http://www.oliverrayns.com/>

