



Seymour Street, Highfields

Offers Over £450,000

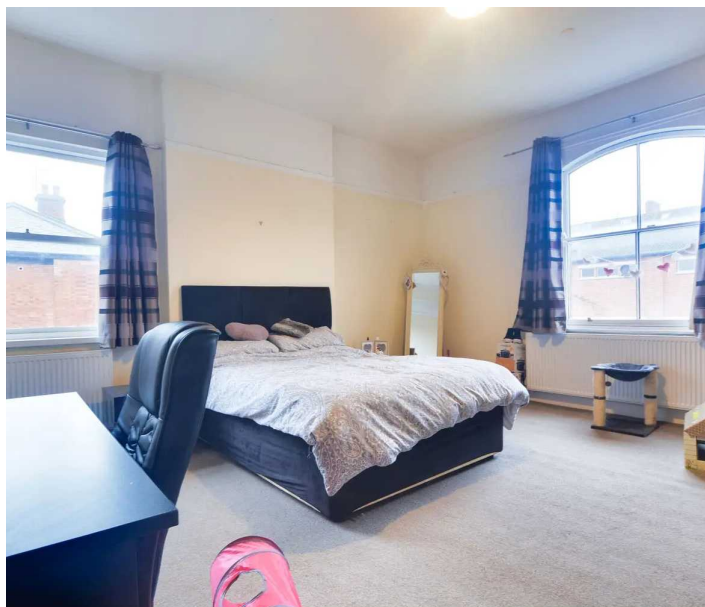
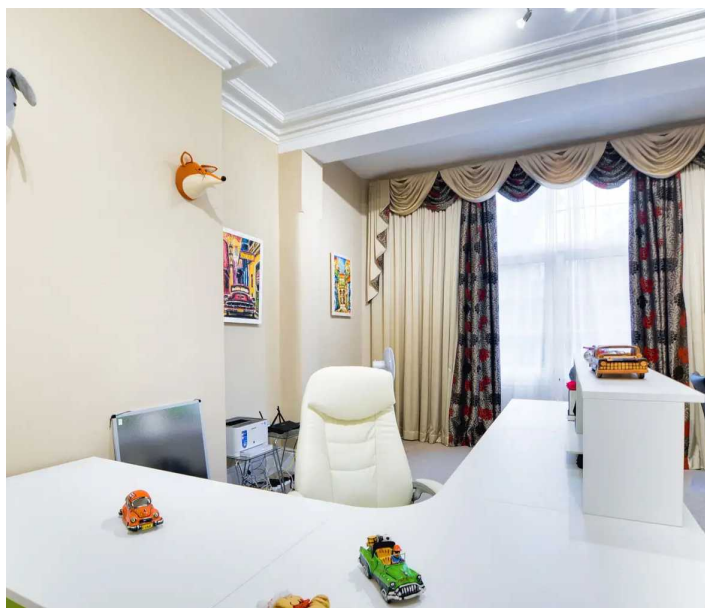
An extensive FIVE BEDROOM period property with THREE RECEPTION ROOM in HIGHFIELDS.



Knightsbridge
Estate Agents

0116 274 5544





Entrance Vestibule

Entered via a solid wooden front door, tiled flooring, picture rail and door leading to:

Entrance Hall

With tiled flooring, window to the rear elevation, door to the rear area, coving to the ceiling, stairs to the first-floor landing, and door to the cellar.

Reception Room One

19' 0" x 15' 7" (5.79m x 4.75m)

With window and door to the rear area, chimney breast, coving to the ceiling and two radiators.

Reception Room Two

16' 5" x 16' 2" (5.00m x 4.93m)

With a bay window to the front elevation, window to the side elevation, chimney breast, coving to the ceiling, picture rail, TV point and two radiators.

Reception Room Three/Bedroom

16' 7" x 15' 8" (5.05m x 4.78m)

With a bay window to the front elevation, chimney breast, coving to the ceiling, TV point and a radiator.

Fitted Dining Kitchen

14' 7" x 14' 0" (4.45m x 4.27m)

With a window to the side elevation, tiled flooring, a range of gloss wall and base units with work surface over, sink and drainer unit, free-standing triple oven and gas hob (via separate negotiation), extraction hood, space for two free-standing fridge freezers and two radiators.



Utility/Laundry Room

11' 7" x 11' 2" (3.53m x 3.40m)

With a window to the rear elevation, plumbing for appliances, space for a tumble dryer, worktop with sink drainer and mixer tap, tiled flooring and two wall mounted boilers.

Shower Room

7' 8" x 4' 3" (2.34m x 1.30m)

With a window to the side elevation, tiled flooring, shower cubicle with shower over, WC, wash hand basin, tiled splash back, and a radiator.

First Floor Landing

With dado rail, stairs to the second floor and radiator.

Bedroom One

16' 6" x 16' 0" (5.03m x 4.88m)

With a windows to the front an rear elevation, Chimney breast, coving to the ceiling, TV point and a radiator.



En-Suite

10' 10" x 7' 4" (3.30m x 2.24m)

With a window to the side elevation, shower cubicle with shower over, WC, wash hand basin, tiled splash backs, tiled flooring and radiator.

Bedroom Two

16' 5" x 15' 7" (5.00m x 4.75m)

With a window to the front elevation, chimney breast, picture rail, Tv point and a radiator.









Bedroom Three

13' 5" x 13' 4" (4.09m x 4.06m)

With a window to the side elevation, chimney breast, Picture Rail, TV point and a radiator.

Bedroom Four

14' 5" x 13' 2" (4.39m x 4.01m)

With a window to the side elevation, chimney breast, a built-in cupboard, picture rail, TV point and a radiator.

Bathroom

11' 0" x 10' 3" (3.35m x 3.12m)

With a window to the rear elevation, tiled flooring, shower cubicle with shower over, bath, WC, wash hand basin, tiled splash backs, chimney breast with feature fire surround, shelving/storage and a radiator.

WC

With a window to the side elevation, tiled flooring, WC, wash hand basin, tiled splashbacks and a radiator.

Second Floor Landing

With access to bedroom five.

Bedroom Five

19' 3" x 14' 5" (5.87m x 4.39m)

It has a window to the front elevation, under-eaves storage, a TV point, and a radiator.

En-Suite

9' 7" x 9' 2" (2.92m x 2.79m)

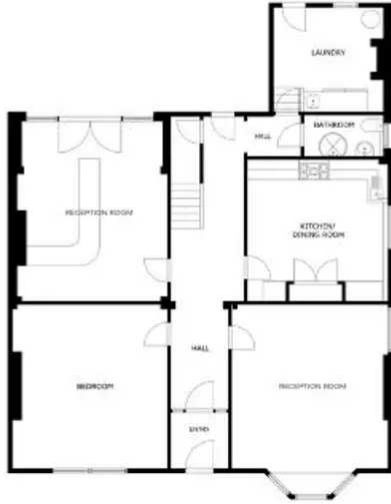
With a skylight window, shower cubicle with shower over, WC, wash hand basin, tiled splash backs, tiled flooring, spotlights, extraction fan and two radiators.

Garden

Frontage with gated access to the path leading to the front door.

Parking

An external area providing parking for seven vehicles which is accessed via electronic gates.



Matterport



Matterport



Matterport





The property is well located for everyday local amenities and services including local public and private schooling including nursery day-care. Islamic Dawah Academy (IDA) located on Berners Street and Markaz Masjid Usman are both within a short distance of the property, and further everyday amenities can be found along Melbourne Road as well as regular bus routes running to and from Leicester City Centre, Leicester University and hospitals.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents & valuers (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.