

## Seymour Street, Highfields

Guide Price £395,000

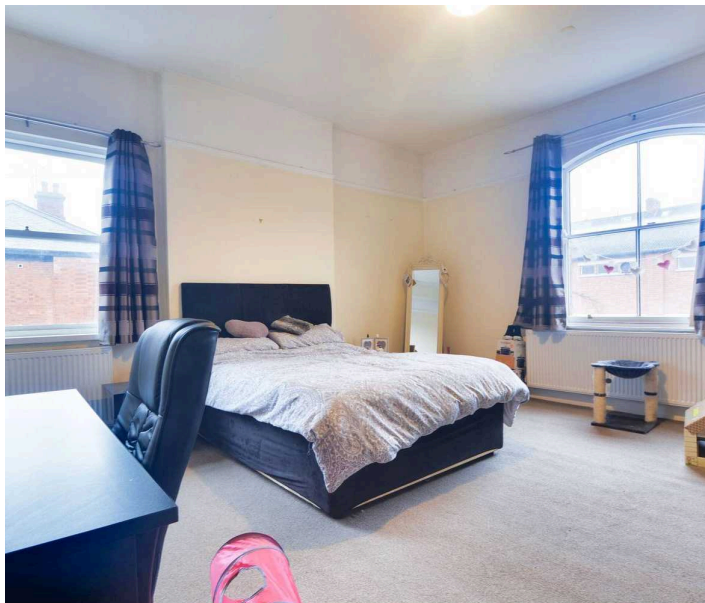
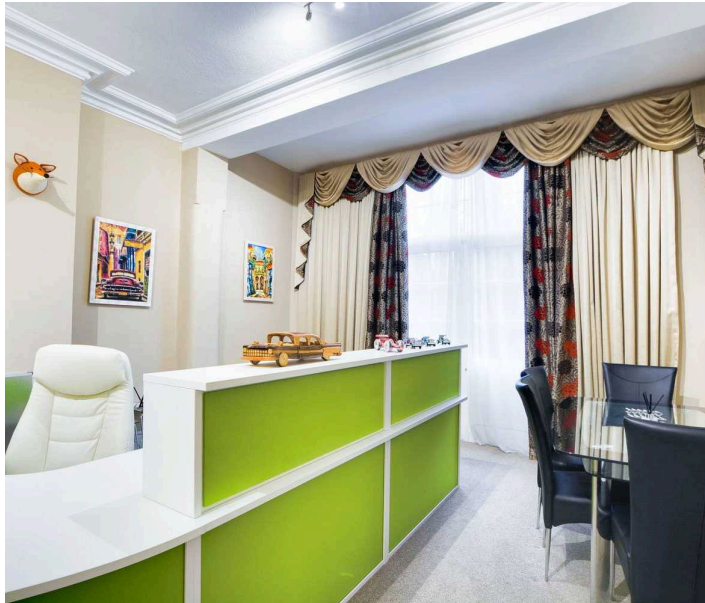
An extensive FIVE BEDROOM period property with THREE RECEPTION ROOMS in HIGHFIELDS.



Knightsbridge  
Estate Agents

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#### **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**

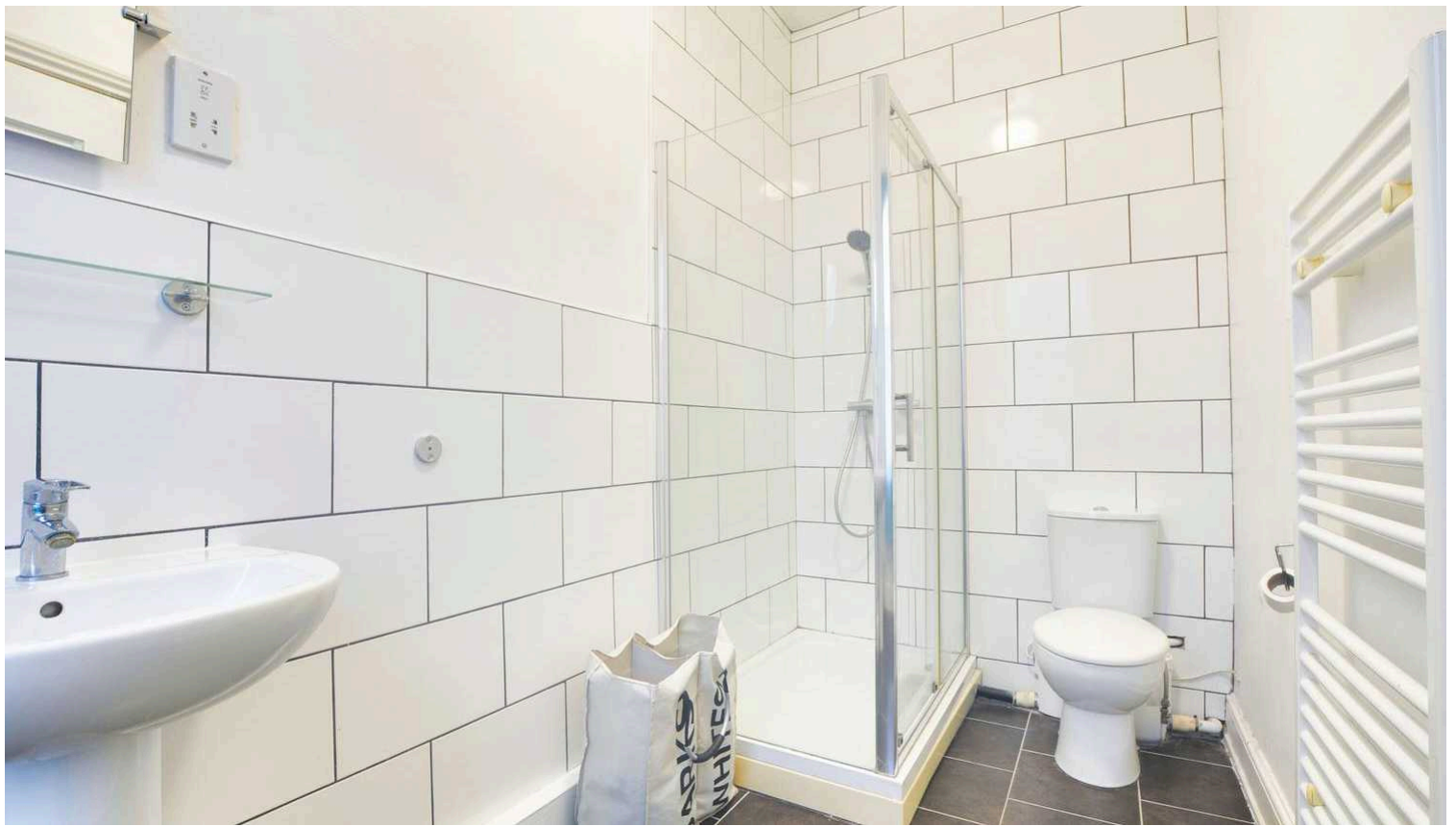
16' 7" x 15' 8" (5.05m x 4.78m)

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.

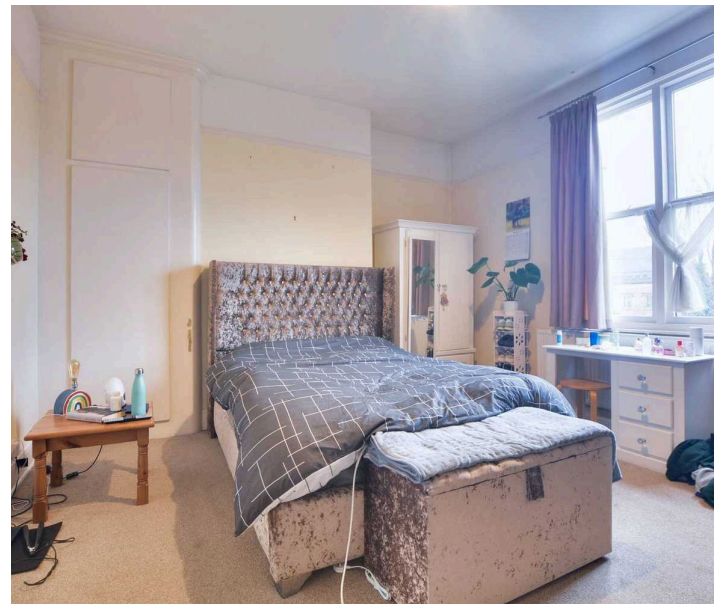
**First Floor Landing**

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**

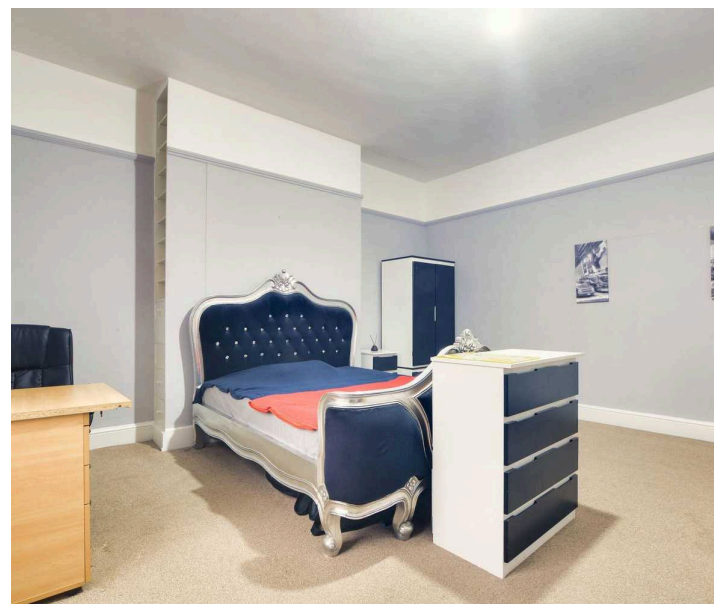
10' 10" x 7' 4" (3.30m x 2.24m)

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.

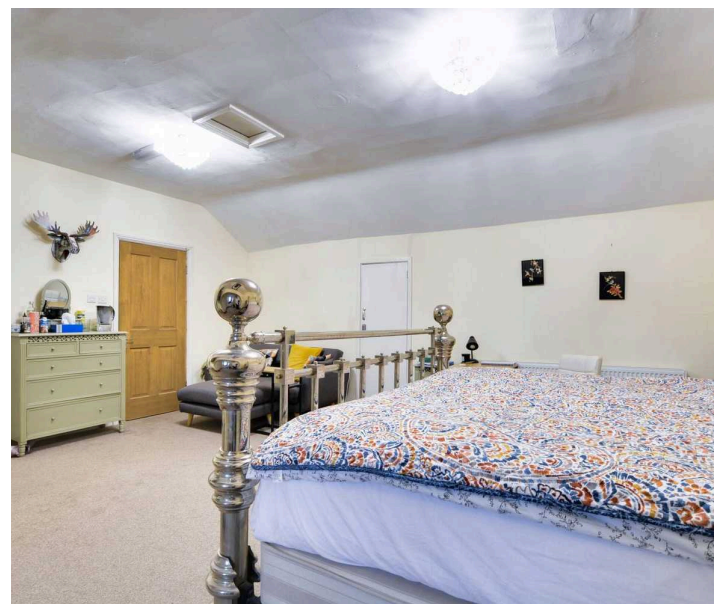
### Second Floor Landing

With access to bedroom five.

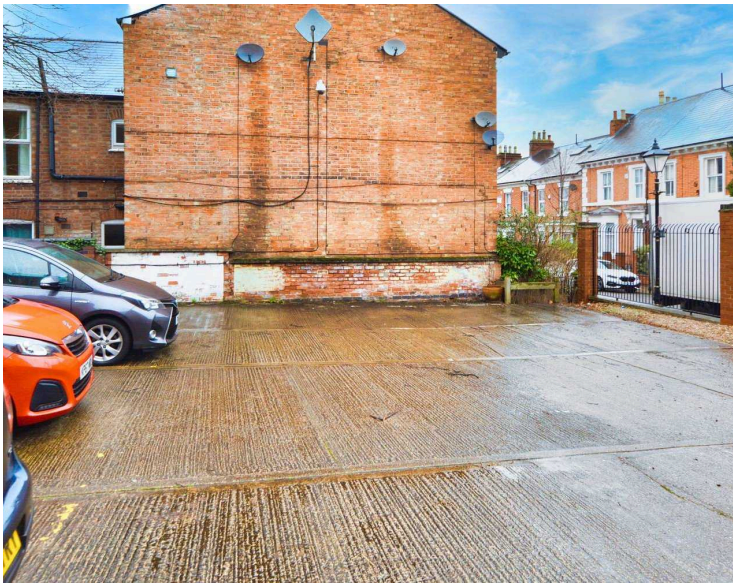
### Bedroom Five

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)

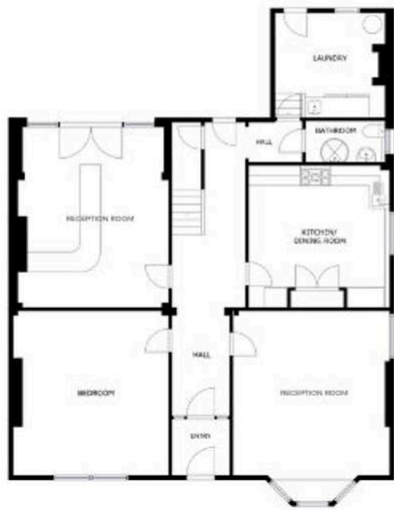
With a skylight window, shower cubicle with shower over, WC, wash hand basin, tiled splash backs, tiled flooring, spotlights, extraction fan and two radiators.

### **Garden**

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

### **Driveway**

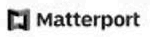
An external area providing parking for seven vehicles which is accessed via electronic gates.



FLOOR 1



FLOOR 2



FLOOR 1



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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

EPC Environmental Impact Rating: E

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