

FOR SALE



SHIPLEY ROAD,  
OFF CHESTERFIELD  
ROAD,  
LEICESTER,  
LE5 5BX

£389,950

#### FEATURES

- Freehold
- Extended Semi Detached House
- 3 Bedrooms
- Through Lounge
- Downstairs Shower Room / Upstairs Bathroom
- Sought after location
- Close to places of worship and local amenities
- Living Room
- Kitchen / Dining Area
- Off road parking + single garage en bloc



 **SETHS**

# 3 Bedroom Semi - Detached House in Leicester

## GROUND FLOOR

### ENTRANCE HALL

Carpeted, radiator, access to shower room, understairs storage cupboard, staircase leading to first floor

### LIVING ROOM

12'8" x 11'2"

Carpeted, radiator, fitted storage cupboards, uPVC double glazed bay window

### THROUGH LOUNGE

25'9" x 11'2"

Carpeted, radiator, sliding uPVC patio door leading to rear garden

### KITCHEN

15'3" x 11'7"

Wall and base units with worktops over, 5 ring gas hob with electric oven / grill and extractor hood, sink with mixer tap and drainer, plumbing for washing machine, plumbing for dishwasher, space for fridge / freezer, laminate flooring, partly tiled walls, uPVC double glazed window, uPVC double glazed door to rear garden

### DINING AREA

11'7" x 8'6"

Laminate flooring, radiator, space for dining table

### SHOWER ROOM

WC, wash hand basin with mixer tap and vanity unit, shower cubicle, tiled flooring, tiled walls, extractor fan

## FIRST FLOOR

### BEDROOM 1

12'4" x 12'0"

Carpeted, radiator, uPVC double glazed bay window

### BEDROOM 2

12'3" x 12'3"

Carpeted, radiator, uPVC double glazed window

### BEDROOM 3

6'9" x 6'5"

Carpeted, radiator, uPVC double glazed window

### SHOWER ROOM

WC, wash hand basin with mixer tap and vanity units, walk in shower cubicle, tiled flooring with underfloor heating, tiled walls, extractor fan, uPVC double glazed window

### OUTSIDE

To the front of the property is a paved driveway with the added benefit of a single garage en bloc. To the rear of the property is a two tiered, laid to lawn garden with a slabbed patio area ideal for outdoor dining. The garden is secluded with hedges and wooden fence surround.

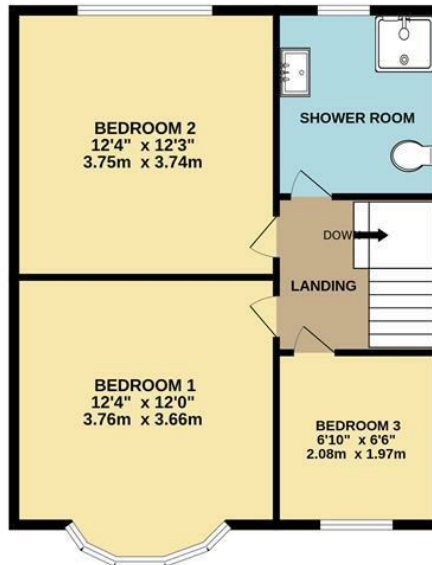
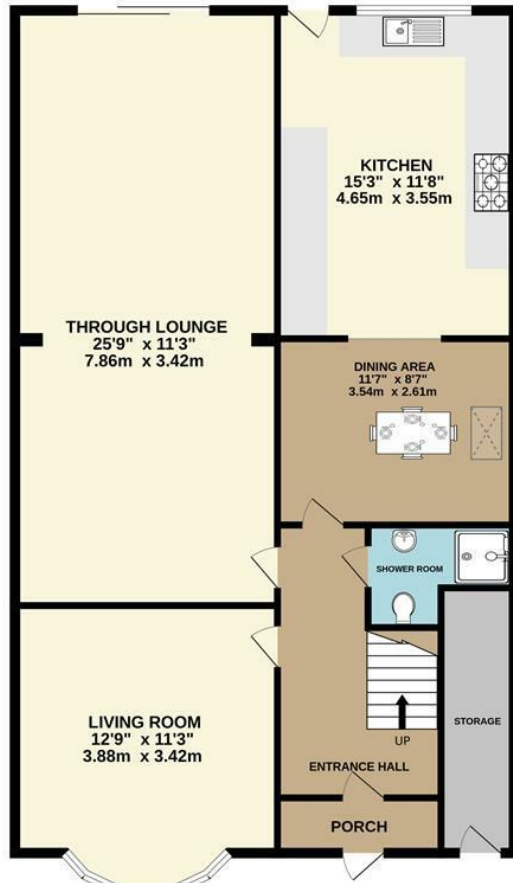
### COUNCIL TAX BAND - B



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GROUND FLOOR

1ST FLOOR



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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Council Tax Band  
**B**

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>77</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.