

FOR SALE



# HAREWOOD STREET SPINNEY HILLS LEICESTER LE5 3LY

Offers Over  
**£270,000**

## FEATURES

- No chain
- Sought after location
- Extended mid terrace
- Two reception rooms
- Wet room
- Freehold
- Close to schools, shops and places of worship
- Three bedrooms
- Kitchen
- Outbuilding with WC



 **SETHS**

# 3 Bedroom Mid Terraced House for sale in LE5

## GROUND FLOOR

### SITTING ROOM

11'5" x 10'7"

Laminate flooring, radiator, uPVC double glazed window

### DINING ROOM

10'8" x 12'5"

Laminate flooring, radiator, gas fireplace, uPVC double glazed window

### KITCHEN

12'7" x 6'2"

Wall and base units with worktops over, 4 ring gas hob with built-in oven, sink with mixer tap and drainer, tiled flooring, partly tiled walls, plumbing for washing machine, space for fridge/freezer, uPVC double glazed window

### LOBBY

### WET ROOM

WC, wash hand basin with mixer tap, shower area, tiled flooring, tiled walls, radiator, uPVC double glazed window

## FIRST FLOOR

### BEDROOM 1

12'0" x 10'11"

Carpeted, radiator, uPVC double glazed window

### BEDROOM 2

12'1" x 9'5"

Laminate flooring, radiator, storage cupboard, uPVC double glazed window

### BEDROOM 3

11'10" x 5'11"

Laminate flooring, radiator, uPVC double glazed window

### OUTSIDE

To the rear of the property is a slabbed yard with brick walls surround providing access to the rear outbuilding

### OUTBUILDING

13'1" x 11'5"

With electrics and a separate WC with wash hand basin

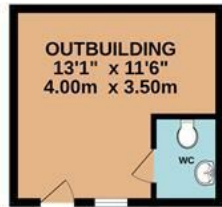
### COUNCIL TAX BAND - A





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GROUND FLOOR



1ST FLOOR



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Council Tax Band

A

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>57</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.

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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