

FOR SALE



**BADEN ROAD  
OFF EVINGTON LANE  
LEICESTER  
LE5 5PA**

Offers Over  
**£320,000**

**FEATURES**

- No chain
- Sought after location
- Close to shops, schools and places of worship
- 3 Bedrooms
- Kitchen
- Freehold
- Well presented throughout
- Driveway
- 2 reception rooms
- Large garden



**SETHS**

# 3 Bedroom Mid Terraced House located in Leicester

## GROUND FLOOR

### ENTRANCE AREA

### ENTRANCE HALLWAY

### SITTING ROOM

12'5" x 10'8"

Carpeted, radiator, uPVC double glazed bay window

### DINING ROOM

14'2" x 13'11"

Carpeted, radiator, uPVC double glazed window

### KITCHEN

10'10" x 7'5"

Wall and base units with worktops over, 4 ring gas hob with extractor hood, sink with mixer tap and drainer, space for fridge / freezer, plumbing for washing machine, radiator, tiled flooring, partly tiled walls, storage cupboard, x2 uPVC double glazed windows, uPVC door to rear garden

## FIRST FLOOR

### BEDROOM 1

15'8" x 12'6"

Carpeted, radiator, uPVC double glazed bay window

### BEDROOM 2

12'10" x 11'1"

Carpeted, radiator, uPVC double glazed window

### BEDROOM 3

10'11" x 7'5" (max)

Carpeted, radiator, uPVC double glazed window

## BATHROOM

3 pc suite comprising of; WC, wash hand basin with mixer tap and bathtub with mixer tap and shower overhead, lino flooring, tiled walls, radiator, extractor fan, uPVC double glazed window

## OUTSIDE

To the front of the property is off road parking for one car. To the rear of the property is a large garden mainly laid to lawn with wooden fence surround. There is also access to 3 brick built outbuildings with one consisting of a WC.

## ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: B

Council Tax Rate: £1,699.85

Mains Gas: Yes

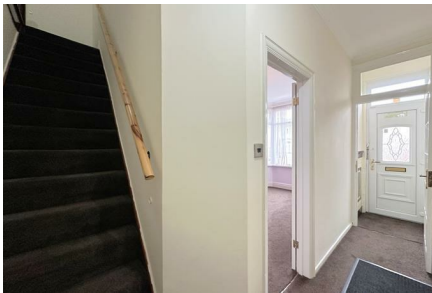
Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Fibre





BELGRAVE OFFICE SALES | 20 LOUGHBOROUGH ROAD, LEICESTER, LE4 5LD

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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[www.seths.co.uk](http://www.seths.co.uk)

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>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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.

