

FREEHOLD



House - Terraced (EPC Rating: )

Grantham Road, Netherhall, Leicester, LE5 1HL

Offers Over :

£220,000

 SETHS



# 3 Bedroom House - Terraced located in Leicester

\*\*\* THREE-BEDROOM TERRACED HOME - LOFT CONVERSION - NO CHAIN \*\*\*

A three bedroom mid town house located in the popular LE5 area of Netherhall within close proximity to many local amenities. This family home on Grantham Road, Leicester, presents an ideal opportunity for prospective buyers. The property boasts off-road parking for one vehicle, ensuring convenience for residents.

Internally, the accommodation features a lounge, a spacious kitchen/diner, and a convenient downstairs bathroom. Upstairs, there are three bedrooms, with the master bedroom offering access to a loft conversion, providing additional space.

The property benefits from gas central heating and double glazing throughout. Offered to the market with no onward chain.

## ENTRANCE HALL

Carpeted flooring, radiator stairs leading to the first floor, providing access to the lounge

## LOUNGE

12'11" x 11'1"

Carpeted flooring, electric fireplace, radiator, double-glazed bay window facing the front aspect, access to the kitchen and diner

## KITCHEN/DINER

14'3" x 7'8"

Vinyl flooring radiator, storage under the stairs, leading to a lobby, base and eye level units, plumbing and space for a washing machine and dryer, space for large cooker with oven, integrated extractor over partially tiled walls, stainless steel sink, double glazed window facing the side aspect.

## LOBBY

Vinyl flooring, uPVC door leading to the garden, access to a downstairs bathroom, and storage cupboard.

## BATHROOM

Tiled flooring, wash and basin toilet, polyvinyl bathtub with electric shower spotlighting fully tiled walls, radiator double glazed window facing the side aspect

## FIRST FLOOR

## LANDING

Carpeted flooring, provides access to all rooms on the first floor

## BEDROOM 1

11'0" x 11'0"

Carpeted flooring, in-built cupboards, double-glazed window facing the front aspect, access to stairs leading up to the first floor.

## LOFT ROOM

16'2" x 9'5"

Carpeted flooring, radiator, Velux window

## BEDROOM 2

9'9" x 9'4"

Carpeted flooring, radiator, double-glazed window facing the rear aspect.

## BEDROOM 3

6'9" x 6'5"

Carpeted flooring, radiator double glazed window facing the rear aspect.

## OUTSIDE

To the front of the property is a block-paved driveway with space for one car. To the rear of the property is a good-sized garden partly slabbed allowing outdoor dining space and with wooden fence surrounds.

## FREEHOLD

## COUNCIL TAX BAND - A

## ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: TBC

Council Tax Band: A

Council Tax Rate: £1,528.34

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Ultrafast Full Fibre Broadband



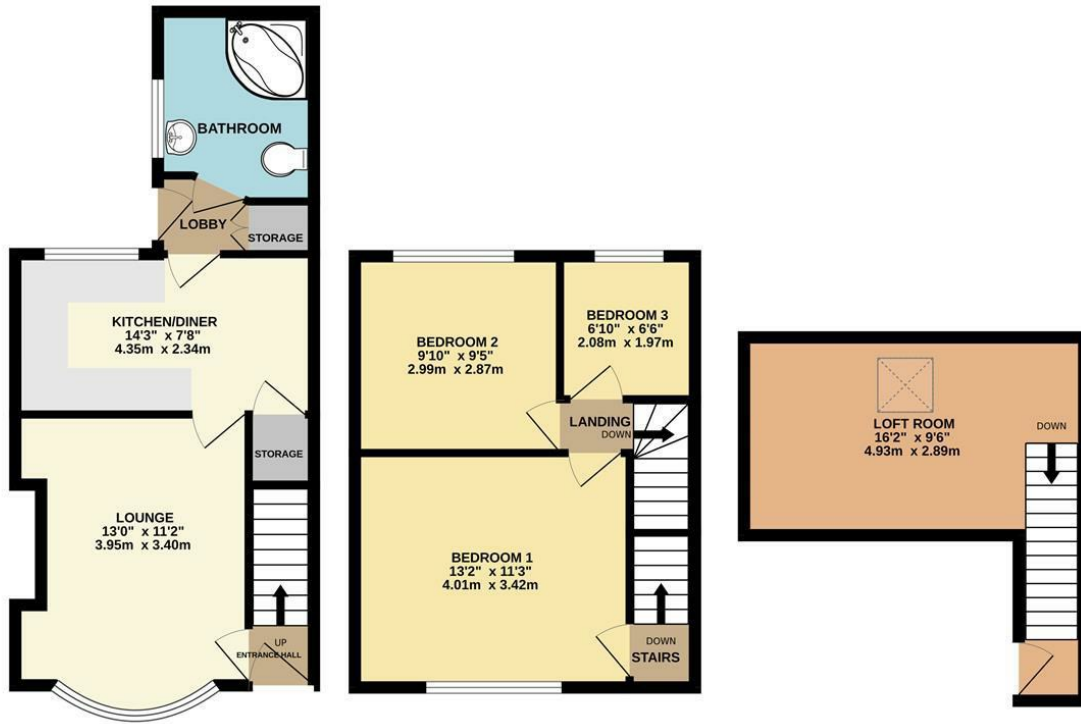




GROUND FLOOR  
382 sq.ft. (35.5 sq.m.) approx.

1ST FLOOR  
336 sq.ft. (31.2 sq.m.) approx.

2ND FLOOR  
179 sq.ft. (16.6 sq.m.) approx.



TOTAL FLOOR AREA : 896 sq.ft. (83.3 sq.m.) approx.

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

**A**

Energy Performance Graph

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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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