

FREEHOLD



House - Terraced (EPC Rating: )

Normanton Road, Leicester, LE4 5JE

£285,000

 SETHS



# 3 Bedroom House - Terraced located in Leicester

\*\*\* THREE BEDROOM TERRACED HOME - EVINGTON \*\*\*

Seths are delighted to present this spacious three-bedroom terraced house located on Normanton Road, Evington, offering ample living space and potential for further development.

The property features a small front garden accessed via a metal gate, with steps leading up to the entrance. Inside, the entrance hall provides access to a bay-fronted lounge, a dining room, and a large kitchen. The kitchen leads to a substantial garden, offering potential for extension subject to necessary permissions.

Stairs from the entrance hall lead to the first floor, where you will find three well-sized bedrooms, each with built-in cupboards, and a family bathroom. The property also boasts a very large loft, presenting an excellent opportunity for conversion into additional living space, again subject to the necessary permissions.

The property is fully double-glazed and benefits from gas central heating. Additionally, it will be equipped with a CCTV monitoring system for added security. This well-maintained home is perfect for families looking for a property with ample space and potential for growth. Viewing is highly recommended.

## ENTRANCE HALL

Wooden flooring, radiator, access to all rooms on the ground floor, stairs leading to the first floor, storage cupboard to include gas meter.

## LOUNGE

12'0" x 11'2"  
Carpeted flooring, fireplace, radiator double-glazed bay window facing the front aspect, storage cupboard.

## DINING ROOM

12'2" x 9'8"  
Wooden flooring, radiator, double-glazed window facing the rear aspect.

## KITCHEN

15'1" x 9'1"  
Tiled flooring, partly tiled walls, storage cupboard, providing access to the garden via a UPVC door, gas supply for a four-ring gas cooker and oven, stainless steel sink, double glazed window facing the side aspect, plumbing and space for a washer and a dryer, double glazed window facing the rear aspect, gas-powered combination boiler, base and eye level units, space for fridge, storage cupboard located under the stairs.

## FIRST FLOOR

## LANDING

## BEDROOM 1

17'0" x 10'10"  
Carpeted flooring, radiator, in-built storage cupboard, double-glazed bay window facing the front aspect.

## BEDROOM 2

12'2" x 11'3"  
Carpeted flooring, radiator double-glazed window facing the rear aspect, inbuilt storage cupboards.

## BEDROOM 3

10'2" x 9'1"  
Carpeted flooring, radiator, double-glazed window facing the rear aspect.

## BATHROOM

Tiled flooring, tiled walls, toilet, wash hand basin, polyvinyl bathtub. wash hand basin, double glazed window facing the side aspect

## OUTSIDE

To the front, the property accommodates a small front yard, secluded by a brick-built border and accessed via a metal gate. Steps up to enter the property and uPVC door to access. A wooden gate allows access to a shared passage leading to the garden. To the rear, the garden features a paved slab surface, and brick-built shed, secluded by a brick-built wall surrounding the perimeter.

## COUNCIL TAX BAND - B

## FREEHOLD

## ADDITIONAL INFORMATION

Tenure: Freehold  
EPC rating: TBC  
Council Tax Band: B  
Council Tax Rate: £1,783.06  
Mains Gas: Yes  
Mains Electricity: Yes



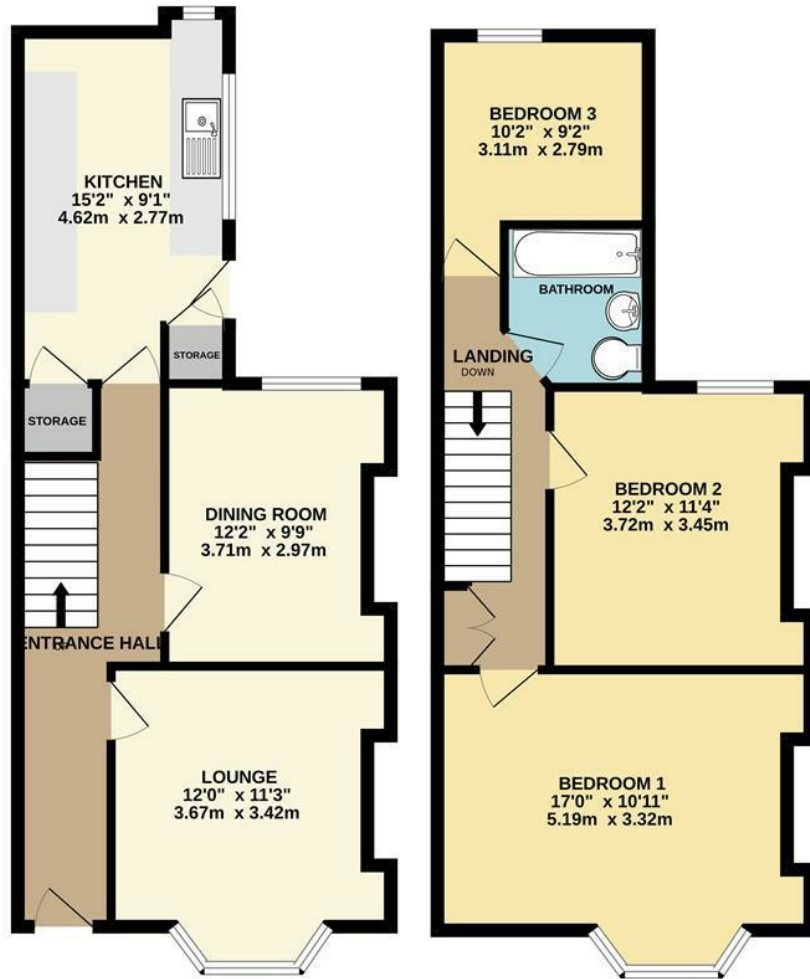
Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Ultrafast Full Fibre Broadband







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 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 <span style="float: right;">EU Directive 2002/91/EC </span>		

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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.