

FOR SALE



# ROCKERY CLOSE OFF UPPINGHAM ROAD LEICESTER LE5 4DQ

## £525,000

### FEATURES

- Detached House
- Many local amenities, schools and places of worship nearby
- 6 Bedrooms inc. 2 ensembles
- Spacious lounge
- Kitchen with utility room
- Sought after location
- Three storey property
- Driveway for 2 cars + detached garage
- Dining Room
- Low maintenance rear garden



 **SETHS**

# 6 Bedroom Detached House in Leicester

## GROUND FLOOR

### ENTRANCE HALLWAY

Laminate flooring, staircase to first floor, understairs storage cupboard, uPVC double glazed window

### LOUNGE

19'8" x 11'2"

Carpeted, radiator, fireplace, uPVC double glazed window, uPVC French doors leading to rear garden

### DINING ROOM

10'11" x 8'8"

Laminate flooring, radiator, uPVC double glazed window

### KITCHEN

10'11" x 10'7"

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

### UTILITY ROOM

8'7" x 7'0"

Base units with worktops over, sink with mixer tap and drainer, plumbing for washing machine, tiled flooring, electric radiator, uPVC double glazed window, uPVC double glazed door to rear garden

### WC

WC, wash hand basin with mixer tap and vanity units, splashback tiles, tiled flooring, extractor fan, uPVC double glazed window

## FIRST FLOOR

### BEDROOM 1

11'8" x 10'11"

Carpeted, radiator, fitted wardrobes, ensuite, uPVC double glazed window

### ENSUITE

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

### BEDROOM 2

11'2" x 9'7"

Carpeted, radiator, uPVC double glazed window

### BEDROOM 3

9'10" x 8'1"

Carpeted, radiator, uPVC double glazed window

### BEDROOM 4

9'1" x 6'10"

Carpeted, radiator, uPVC double glazed window

### BATHROOM

WC, wash hand basin, bathtub with mixer tap and shower overhead, radiator, tiled flooring, tiled walls, extractor fan, uPVC double glazed window

## SECOND FLOOR

### BEDROOM 5

13'6" x 11'5"

Carpeted, radiator, fitted wardrobes, ensuite, uPVC double glazed window



### ENSUITE

WC, wash hand basin with splashback tiles, shower cubicle, laminate flooring, radiator, extractor fan, skylight window

### BEDROOM 6

13'6" x 11'5"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window, skylight window

### OUTSIDE

To the front of the property is a driveway with space for two cars. There is also access to a single, detached garage with an up and over door. To the rear of the property is a low maintenance garden partly slabbed, partly laid to lawn with wooden fence and brick walls surround.

### ADDITIONAL INFO

Tenure: Freehold

EPC rating: C

Council Tax Band: F

Council Tax Rate: £3,477.82

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Superfast Fibre

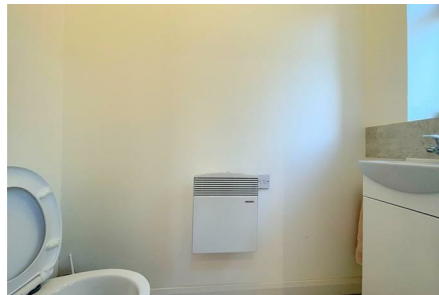






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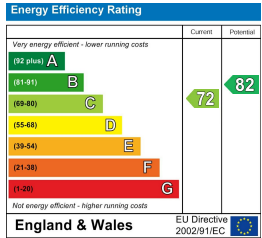
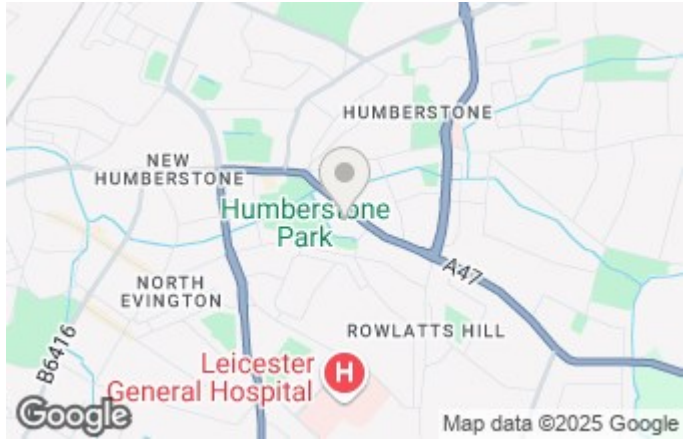
**info@seths.co.uk**  
**www.seths.co.uk**

Council Tax Band

**F**



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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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.

