

FOR SALE



NANSEN ROAD
NORTH EVINGTON
LEICESTER
LE5 5FY

£289,000

FEATURES

- Freehold
- Close to places of worship, shops and schools
- Perfect for first time buyers
- Spacious lounge
- Large garden
- Sought after location
- Detached Bungalow
- Three Bedrooms
- Kitchen / diner
- Gas central heating



 **SETHS**

3 Bedroom Detached Bungalow in North Evington

PORCH

2'0" x 3'11"

LIVING ROOM

18'3" x 12'0"

Laminate flooring, radiator, meter cupboard, uPVC double glazed window facing front aspect

BEDROOM 1

11'2" x 9'10"

Laminate flooring, radiator, uPVC double glazed window facing front aspect.

BEDROOM 2

8'11" x 9'10"

Laminate flooring, radiator, uPVC double glazed window facing side aspect.

BEDROOM 3

10'9" x 9'8"

Laminate flooring, radiator, uPVC double glazed window facing side aspect. Access via kitchen.

KITCHEN / DINER

17'8" x 12'0"

Wall and base units with worktops over, space for cooker, sink with mixer tap and drainer, plumbing for washing machine, space for a fridge / freezer, space for dining table, tiled flooring, partly tiled walls. radiator. uPVC double glazed window facing rear aspect. Access to bathroom and rear garden.

BATHROOM

6'6" x 8'3"

WC, wash hand basin with mixer tap and vanity units, bath tub with electric shower

overhead, tiled flooring, partly tiled walls. extractor fan. radiator. uPVC double glazed window facing the rear aspect.

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: D

Council Tax Band: C (Leicester City Council)

Council Tax Rate: £2,037.80

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

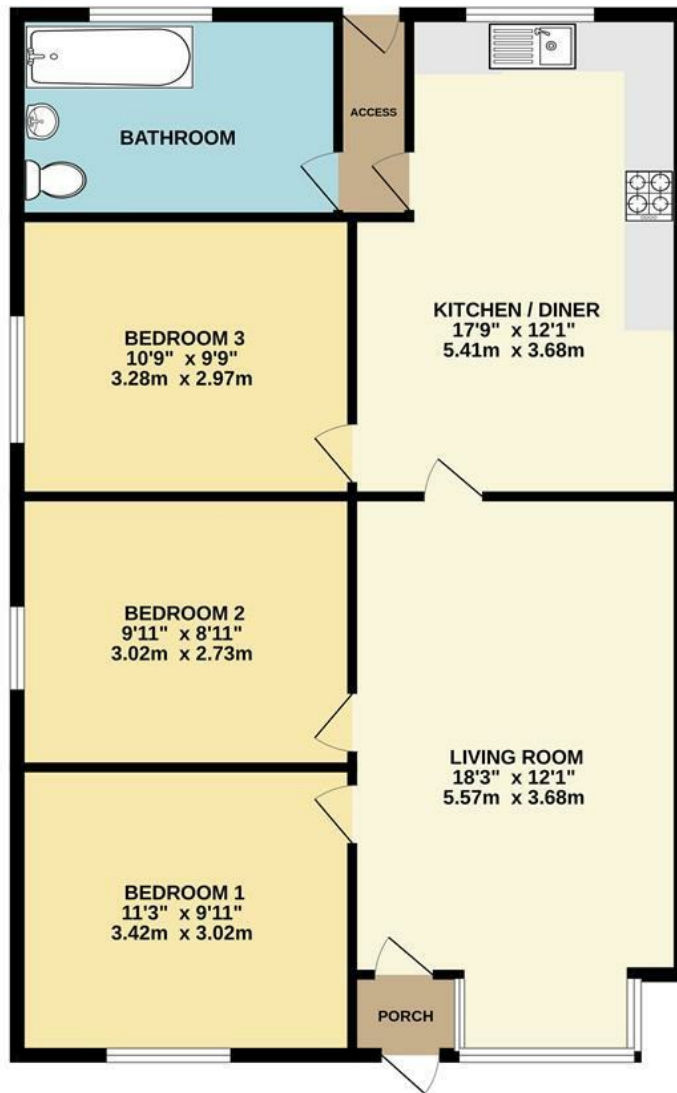
Mains Drainage: Yes

Broadband availability: Superfast Broadband



UPPINGHAM ROAD OFFICE SALES | 265 UPPINGHAM ROAD, LEICESTER, LE5 4DG

GROUND 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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Council Tax Band

C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

