

# **NANSEN ROAD NORTH EVINGTON LEICESTER** LE5 5FY

£289,000



• Freehold

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

• Large garden

• Gas central heating















## 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, tilled 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







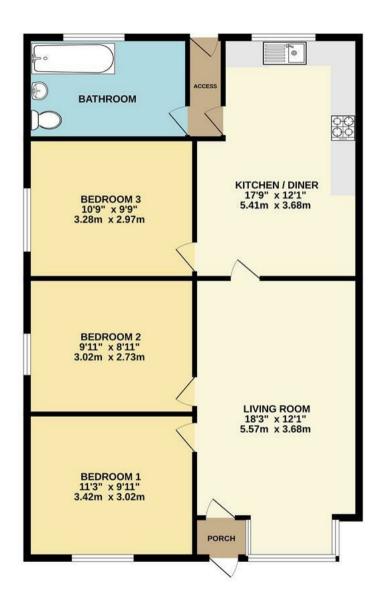








#### **GROUND FLOOR**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other literia are approximate and no responsibility is taken for any error, prospective purchaser. The services, systems and appliances shown have not been lested and no guarantee as to their operability or efficiency can be given.

#### Call us on

### 0116 266 9977

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**Council Tax Band** 

C

Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) B			86
(69-80)			
(55-68)		62	
(39-54)			
(21-38)			
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		U Directiv 002/91/E0	- C

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.

