

FOR SALE



KIMBERLEY ROAD  
STONEYGATE  
LEICESTER  
LE2 1LG

£299,995

FEATURES

- No chain
- Investors only - currently rented at £1500pcm
- Close to many local amenities
- 2 reception rooms
- Kitchen
- Freehold
- Great location
- 4 Bedrooms
- Entrance Hallway
- x2 shower rooms



 **SETHS**

# 4 Bedroom Villa for sale in Stoneygate

## GROUND FLOOR

### ENTRANCE HALL

### RECEPTION ROOM 1

13'1" (max) x 11'11" (max)

Carpeted, radiator, uPVC double glazed bay window

### RECEPTION ROOM 2

13'7" x 9'9"

Carpeted, radiator, uPVC double glazed window

### DINING ROOM

8'4" (max) 11'4"

Carpeted, radiator, storage cupboard, uPVC double glazed window

### KITCHEN

14'9" x 7'10"

Wall and base units with worktops over, 5 ring gas hob with extractor hood, built-in oven / grill, sink with mixer tap and drainer, lino flooring, partly tiled walls, radiator, access to shower room, x2 uPVC double glazed windows

### SHOWER ROOM

WC, wash hand basin with mixer tap, shower cubicle, tiled flooring, tiled walls, x2 uPVC double glazed windows

## FIRST FLOOR

### BEDROOM 1

17'1" x 11'1"

Carpeted, radiator, uPVC double glazed bay window

### BEDROOM 2

11'11" x 11'8"

Carpeted, radiator, uPVC double glazed window

### BEDROOM 3

11'4" x 10'2"

Carpeted, radiator, uPVC double glazed window

### BEDROOM 4

8'5" x 5'11"

Carpeted, radiator, uPVC double glazed window

### SHOWER ROOM

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

### OUTSIDE

Slabbed yard to the rear with brick walls surround

### ADDITIONAL INFO

Tenure: Freehold

EPC rating: C

Council Tax Band: B

Council Tax Rate: £1,872.67

Mains Gas: Yes

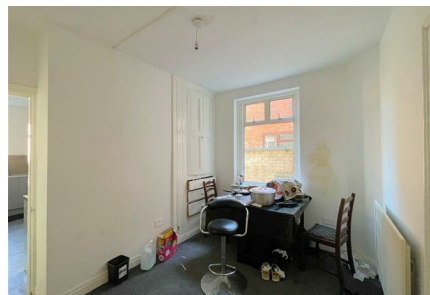
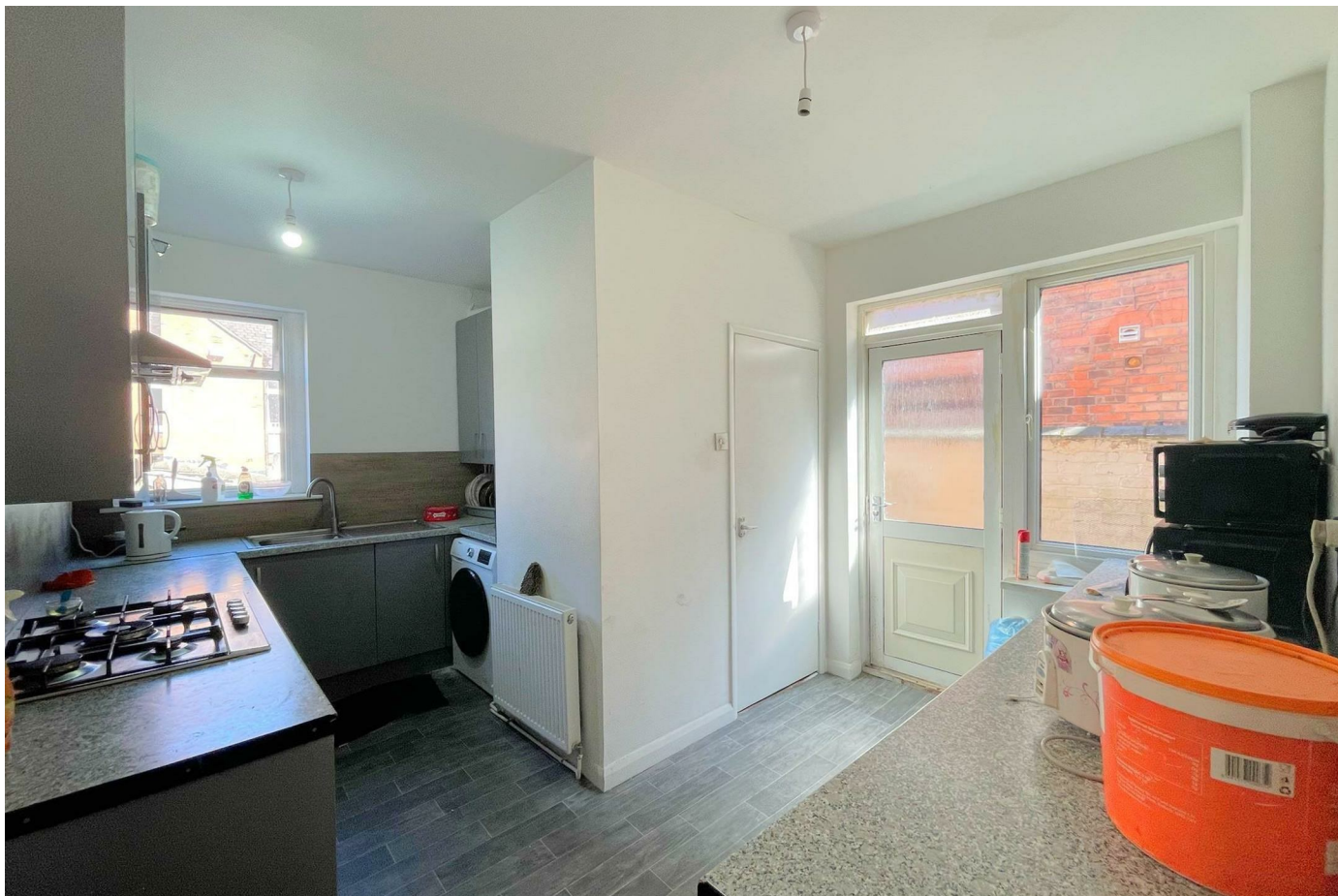
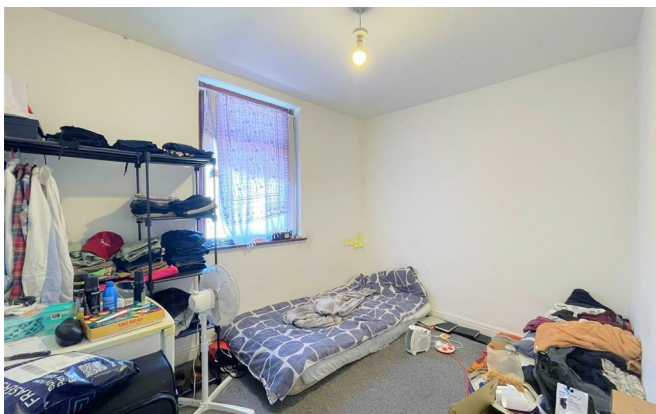
Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband





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

GROUND FLOOR



1ST FLOOR



Call us on

**0116 266 9977**

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[www.seths.co.uk](http://www.seths.co.uk)

Council Tax Band

**B**

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

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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