

FOR SALE

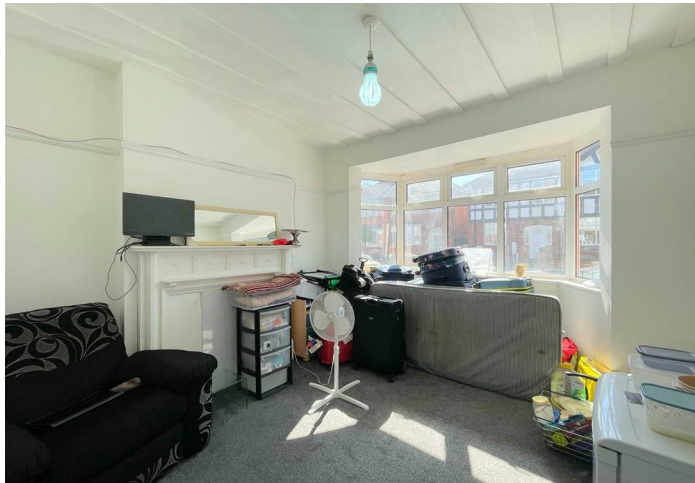


KIMBERLEY ROAD
STONEYGATE
LEICESTER
LE2 1LG

£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

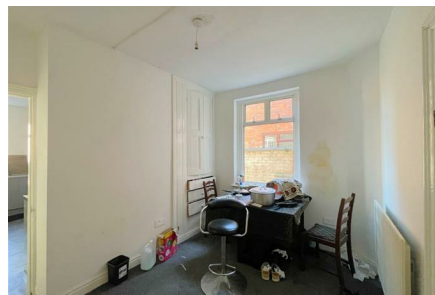
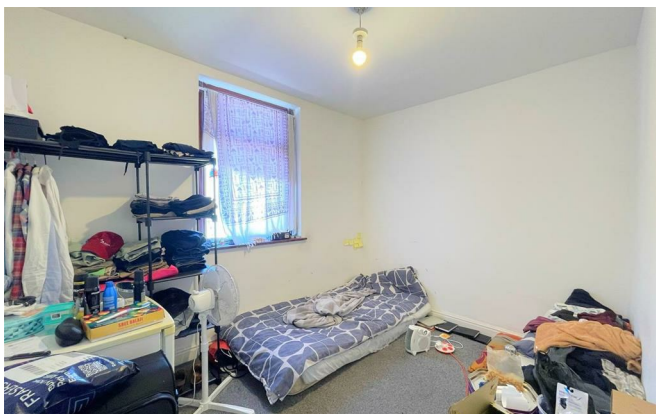
Mains Gas: Yes

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

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info@seths.co.uk

www.seths.co.uk

Council Tax Band

B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(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.

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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