

FOR SALE



# UPPINGHAM ROAD LEICESTER LE5 2GG

## £550,000

### FEATURES

- Freehold
- Sought after location
- Large driveway + garage
- Dining Room
- Family bathroom + downstairs WC
- Detached House
- 4 Bedrooms
- Spacious living room
- Kitchen + Utility Room
- Generous rear garden



 **SETHS**

# 4 Bedroom Detached House for sale in Leicester

## GROUND FLOOR

### PORCH

### ENTRANCE HALLWAY

Laminate flooring, radiator, staircase leading to first floor, under stairs storage cupboard

### DINING ROOM

14'10" x 11'3"

Laminate flooring, fireplace, radiator, uPVC double glazed bay window

### LIVING ROOM

Carpeted, x2 radiators, fireplace, sliding patio doors leading to rear garden

### KITCHEN

15'3" x 10'11"

Wall and base units with worktops over, sink with mixer tap and drainer, space for Rangemaster cooker, extractor hood, plumbing for dishwasher, space for American fridge/freezer, breakfast bar, radiator, tiled flooring, partly tiled walls, extractor fan, uPVC double glazed window

### UTILITY ROOM

8'6" x 5'4"

Wall mounted units, worktop space, plumbing for washing machine, tiled flooring, partly tiled walls, radiator, uPVC double glazed window, uPVC double glazed door, access to garage / WC

### BEDROOM 4

13'0" x 8'4"

Carpeted, radiator, uPVC double glazed window

### GARAGE

18'6" x 7'7"

With lighting and up and over door

### DOWNSTAIRS WC

WC, wash hand basin with mixer tap, radiator, tiled flooring, uPVC double glazed window

## FIRST FLOOR

### BEDROOM 1

15'3" x 9'11"

Laminate flooring, radiator, fitted wardrobes, uPVC double glazed bay window

### BEDROOM 2

14'9" x 11'3"

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

### BEDROOM 3

9'8" x 8'6"

Laminate flooring, radiator, storage eaves, uPVC double glazed window

### BATHROOM

4 pc suite comprising of; WC, wash hand basin with mixer tap and vanity units, bathtub with mixer tap and shower overhead, walk-in shower cubicle, tiled flooring, tiled walls, extractor fan, uPVC double glazed window

### OUTSIDE

To the front of the property is a large driveway with space for 5 cars (potential for more). To the rear of the property is a spacious garden mainly laid to lawn with wooden fences and hedges surround. There is the added benefit of a slabbed patio area ideal for outdoor dining.

### ADDITIONAL INFO

Tenure: Freehold

EPC rating: TBC

Council Tax Band: D

Council Tax Rate: £2,407.72

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

Call us on

0116 266 9977

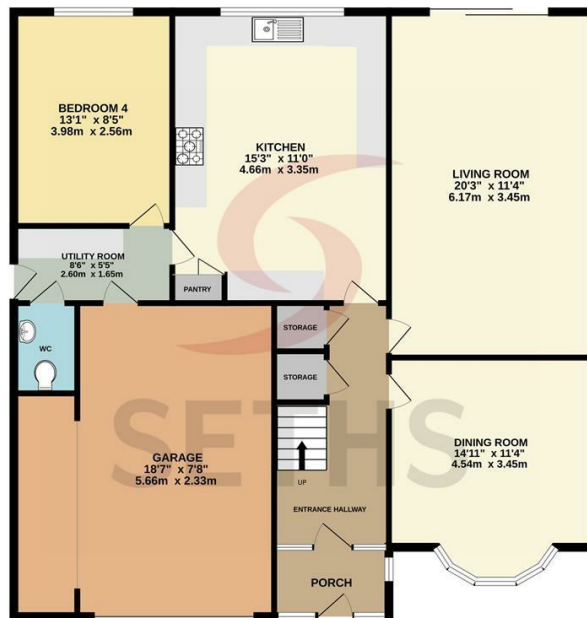
[info@seths.co.uk](mailto:info@seths.co.uk)

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

Council Tax Band

D

GROUND FLOOR



1ST 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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