

FOR SALE



# SOMERS ROAD THURNCOURT LEICESTER LE5 2FA

Offers Over  
**£265,000**

## FEATURES

- Freehold
- 3 Bedrooms
- Off road parking
- Dining Room
- Family bathroom
- Popular location
- Semi-Detached House
- Lounge
- Kitchen + Utility Room
- Rear garden



**SETHS**

# 3 Bedroom Semi-Detached House for sale in Leicester

## GROUND FLOOR

### ENTRANCE HALLWAY

Lino flooring, radiator, staircase leading to first floor, understairs storage cupboard

### LOUNGE

14'0" x 11'6"

Carpeted, radiator, uPVC double glazed window

### DINING ROOM

9'4" x 8'4"

Carpeted, radiator, uPVC double glazed window

### KITCHEN

10'5" x 8'6"

Wall and base units with worktops over, sink with mixer tap and drainer, space for cooker, plumbing for washing machine, space for dishwasher, tiled flooring, partly tiled walls, uPVC double glazed window, access to utility room

### UTILITY ROOM

14'11" x 5'1"

Lino flooring, x2 uPVC double glazed windows

## FIRST FLOOR

### BEDROOM 1

12'0" x 9'9"

Carpeted, radiator, fitted wardrobes, storage cupboard, uPVC double glazed window

### BEDROOM 2

11'9" x 9'4"

Carpeted, radiator, storage cupboard, uPVC double glazed window

### BEDROOM 3

8'6" x 7'3"

Carpeted, radiator, uPVC double glazed window

### BATHROOM

WC, wash hand basin with mixer tap, bathtub, lino flooring, tiled walls, radiator, extractor fan, uPVC double glazed window

### OUTSIDE

To the front of the property is a driveway for one car. To the rear of the property is a partly slabbed, partly laid to lawn garden with wooden fence surrounds.

### ADDITIONAL INFO

Tenure: Freehold

EPC rating: C

Council Tax Band: A (Leicester City Council)

Council Tax Rate: £1,605.15

Mains Gas: Yes

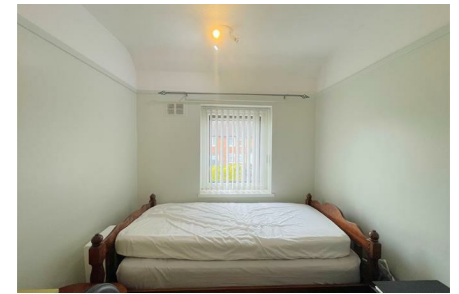
Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband





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

Call us on

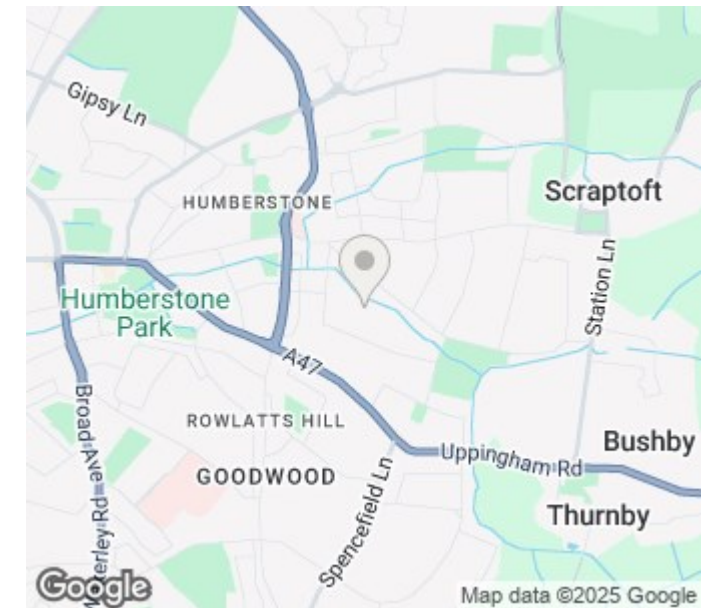
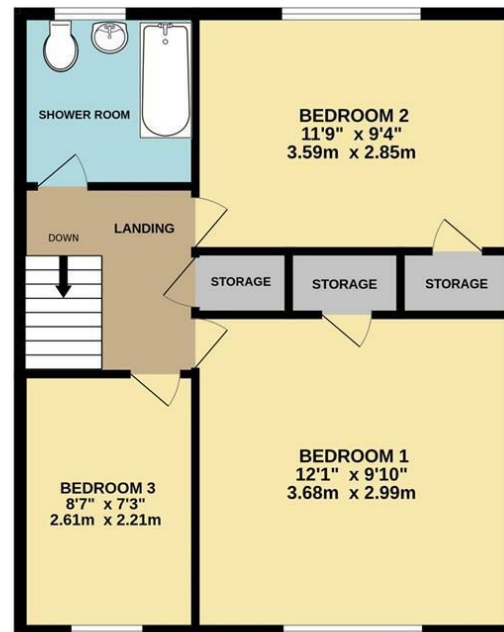
**0116 266 9977**

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

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

Council Tax Band

**A**



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.

