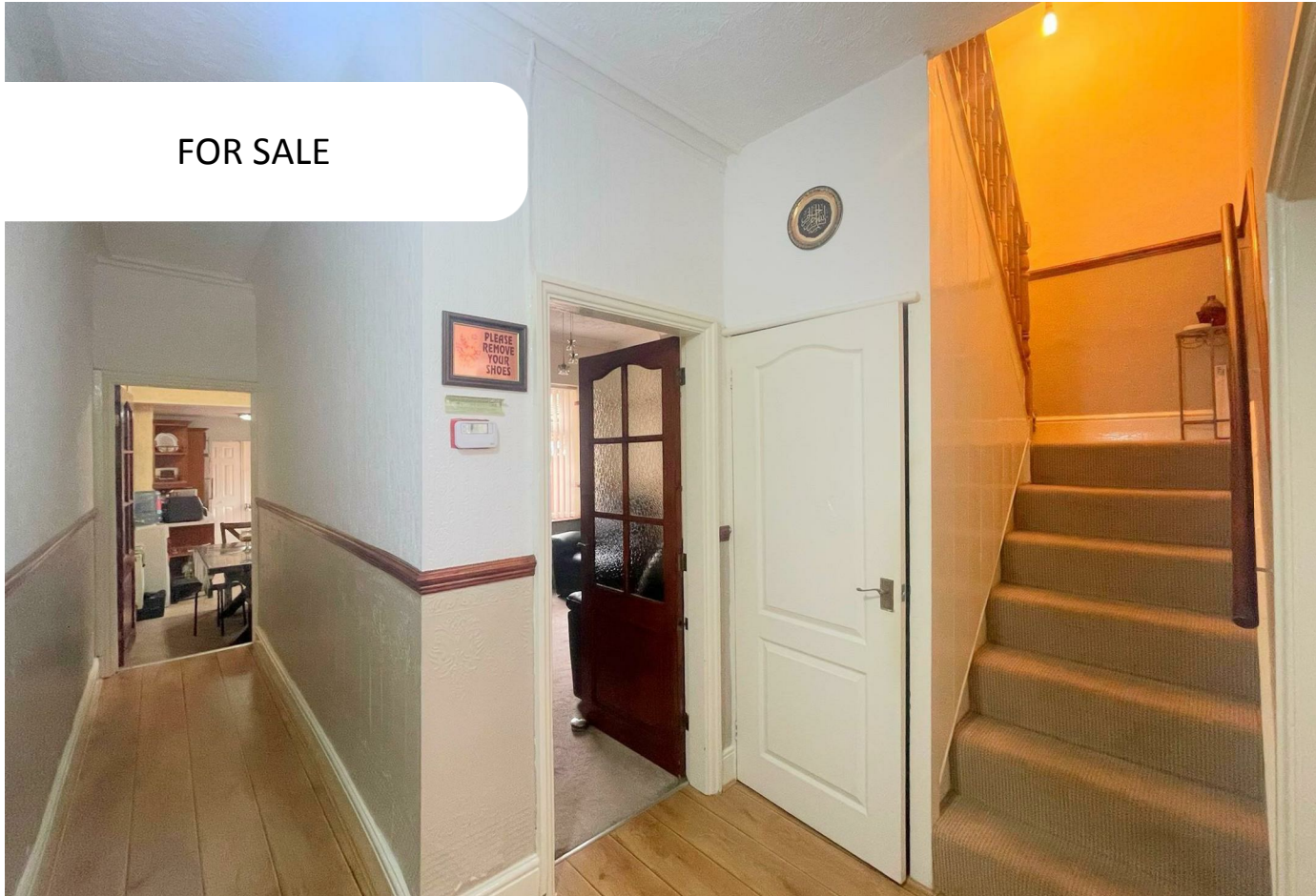


FOR SALE



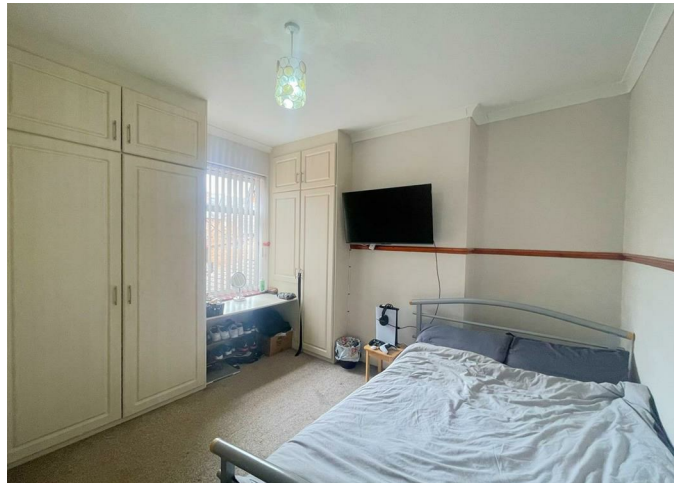
BAGGRAVE STREET SPINNEY HILLS LEICESTER LE5 3QU

Offers Over

£325,000

FEATURES

- Freehold
- Accommodation spanning over three storeys
- 5 bedrooms
- Living Room
- Family bathroom + WC
- Deceptively spacious
- Sought after location
- Lounge
- Extended kitchen / diner
- Entrance hallway



 **SETHS**

5 Bedroom Mid Terraced House for sale in Leicester

GROUND FLOOR

ENTRANCE HALLWAY

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

LOUNGE

11'1" x 10'9"

Carpeted, radiator, fireplace, uPVC double glazed window

LIVING ROOM

11'0" x 10'9"

Carpeted, radiator, fireplace, uPVC double glazed window

KITCHEN / DINER

21'1" x 8'2"

Wall and base units with worktops over, 4 ring gas hob with extractor hood, sink with mixer tap and drainer, built-in double oven, integrated washing machine, integrated dishwasher, space for fridge/freezer, partly carpeted / partly lino flooring, space for dining table, radiator, x2 uPVC double glazed windows

LOBBY

Tiled flooring, uPVC double glazed door to rear

WC

WC, mixer tap, tiled flooring, tiled walls, uPVC double glazed window

FIRST FLOOR

BEDROOM 1

11'1" x 10'11"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window

BEDROOM 2

11'8" x 10'10"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window

BEDROOM 3

11'4" x 5'9"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window

BATHROOM

WC, wash hand basin with mixer tap and vanity units, corner bathtub with mixer tap and shower overhead, lino flooring, partly tiled walls, towel radiator, uPVC double glazed window

SECOND FLOOR

BEDROOM 4

16'5" x 9'10"

Carpeted, radiator, fitted wardrobes, eaves storage, skylight window

BEDROOM 5

12'9" x 8'2"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window

ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

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



2ND 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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Council Tax Band

B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(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.

