

FOR SALE



VULCAN ROAD
SPINNEY HILLS
LEICESTER
LE5 3EE

£310,000

FEATURES

- Freehold
- Sought after location close to many local amenities
- Well presented throughout
- 4 bedrooms
- Extended Terraced House
- Kitchen / Diner
- Sitting Room
- Dining Room
- Utility Room
- Bathroom + shower room



 **SETHS**

4 Bedroom Mid Terraced House in Spinney Hills, Leicester

GROUND FLOOR

LIVING ROOM

11'8" x 11'5"

Carpeted, radiator, uPVC double glazed window

DINING ROOM

11'8" x 11'7"

Carpeted, radiator, understairs storage cupboard, uPVC double glazed window

KITCHEN / DINER

20'8" x 6'7"

Wall and base units with worktops over, space for cooker, extractor hood, sink with mixer tap and drainer, space for dining table, space for American fridge / freezer, tiled flooring, partly tiled walls, spotlights, radiator, x3 uPVC double glazed windows, access to utility room

UTILITY ROOM

6'7" x 6'1"

Wall mounted units, worktop space, wash hand basin with mixer tap, plumbing for washing machine, plumbing for dishwasher, space for dryer, tiled flooring, partly tiled walls, uPVC double glazed door leading to yard

SHOWER ROOM

WC, wash hand basin with mixer tap, large shower cubicle, tiled flooring, partly tiled walls, towel radiator, extractor fan, uPVC double glazed window

FIRST FLOOR

BEDROOM 2

13'2" x 11'7"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window

BEDROOM 3

11'7" x 10'2"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window

BEDROOM 4

20'0" x 6'8"

Carpeted, radiator, storage cupboard, uPVC double glazed window

BATHROOM

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

SECOND FLOOR

BEDROOM 1

20'10" x 12'2"

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

OUTSIDE

Slabbed yard to the rear which consists of a shed and access to a communal alley way

ADDITIONAL INFO

Tenure: Freehold

EPC rating: tbc

Council Tax Band: A

Council Tax Rate: £1,605.15

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

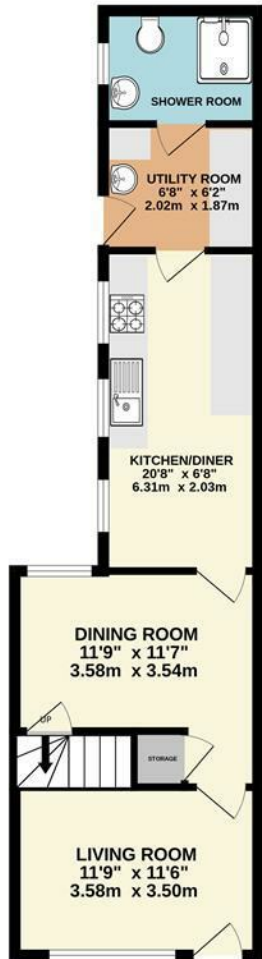
Mains Drainage: Yes

Broadband availability: Full Fibre Broadband

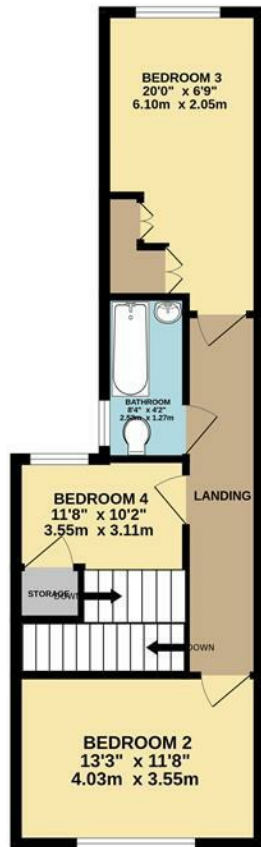


UPPINGHAM ROAD OFFICE SALES | 265 UPPINGHAM ROAD, LEICESTER, LE5 4DG

GROUND FLOOR
472 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



2ND FLOOR
245 sq.ft. (22.8 sq.m.) approx.



TOTAL FLOOR AREA : 1143 sq.ft. (106.2 sq.m.) approx.

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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Call us on

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Council Tax Band

A

Energy Efficiency Rating

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

