

FOR SALE



PETWORTH DRIVE BRAUNSTONE LEICESTER LE3 9RE

Offers Over **£298,950**

FEATURES

- Freehold
- Semi-Detached Property
- Close to local schools, amenities and City Centre
- Contemporary Kitchen / Diner
- Conservatory
- 3 Bedrooms
- Practical location
- Bathroom + Downstairs WC
- Perfect for First Time Buyers
- Large Garden



SETHS

3 Bedroom House - Semi-Detached located in Leicester

ENTRANCE HALL

Laminate flooring, radiator, x2 under stairs storage, x3 uPVC double glazed windows

KITCHEN / DINING ROOM

19'2" x 12'6"

Featuring a contemporary range of fitted wall and base units with work surfaces over incorporating a deep sink with mixer tap, 4 ring electric hob with circular island extractor hood, built-in oven, space for fridge / freezer, integrated dishwasher, plumbing for washing machine, breakfast bar / island, partly laminate flooring partly tiled flooring, partly tiled walls, long standing radiator, recessed spotlights, pantry storage cupboard, vintage fireplace, space for dining table, x2 uPVC double glazed sliding doors leading to conservatory and rear garden

LOUNGE

11'5" x 10'11"

Laminate flooring, long standing radiator, uPVC double glazed bay window

CONSERVATORY

11'8" x 8'5"

Lino flooring, uPVC double glazed window surrounds, access to downstairs WC , storage cupboard and rear garden

DOWNSTAIRS WC

WC, wash hand basin with splashback tiles, lino flooring

FIRST FLOOR

BEDROOM 1

14'4" x 11'1"

Carpeted, radiator, uPVC double glazed bay window

BEDROOM 2

11'5" x 11'3"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window

BEDROOM 3

8'5" x 7'3"

Carpeted, radiator, uPVC double glazed window

BATHROOM

WC, wash hand basin with mixer tap and splashback tiles, bathtub, towel radiator, tiled flooring, partly tiled walls, extractor fan, x2 uPVC double glazed window

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: E

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



Call us on

0116 266 9977

info@seths.co.uk

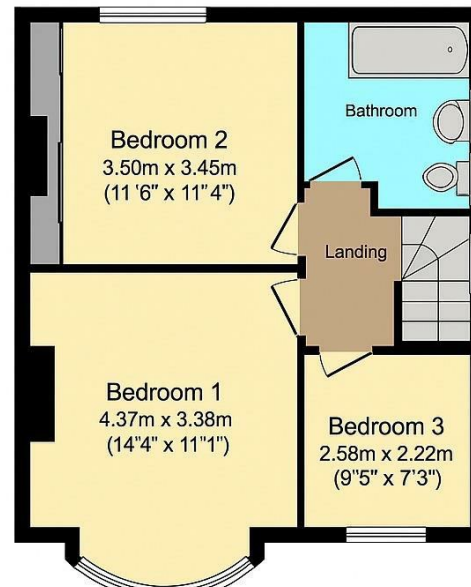
www.seths.co.uk

Council Tax Band

B



Ground Floor



First Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	49	
(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.

