





House - End Terrace (EPC Rating: D)

# Clevedon Crescent, Northfields, Leicester, LE4 9BT

**Offers Over** 

£250,000











# 2 Bedroom House - End Terrace located in Leicester

\*\*\* END TERRACED - READY TO MOVE INTO - TWO BEDROOMS - OFF ROAD PARKING \*\*\*

Seths are pleased to present this well-presented 2 Bedroom End Terraced Home on Clevedon Crescent,
Northfields. The property benefits from off-road parking, a generous rear garden, and a converted loft space,
making it ideal for first-time buyers or investors.

The ground floor comprises a welcoming entrance hall, a bay-fronted lounge with feature lighting, and a modern kitchen diner with a separate utility room and downstairs WC. Upstairs, there are two good-sized bedrooms, a stylish family bathroom, and access to a loft room providing additional living space and storage.

Externally, the property offers a driveway to the front and a large rear garden with patio, lawn, and side access.

Located in a sought-after residential area close to schools, shops, and transport links, this home is ready to move into and not to be missed.

Call Seths today to arrange a viewing 0116 266 9977.

#### **GROUND FLOOR**

#### **ENTRANCE HALL**

Finished with laminate flooring, spotlighting, property alarm control panel and smart thermostat. Stairs lead to the first floor with access into the lounge. Entry is via a composite front door.

#### **LOUNGE**

12'6" x 11'1"

Carpeted flooring, radiator, accent lighting and spotlighting. A double glazed bay window faces the front aspect. Access into the kitchen and diner.

# KITCHEN AND DINER

14'2" x 7'3"

Vinyl flooring, part-tiled walls, spotlighting and accent lighting. Fitted with base and eye-level units, stainless steel sink, space for a fridge, and gas supply for a four-ring burner with oven and integrated extractor over. Dining area with radiator and under-stairs storage cupboard. Provides access to the utility/lobby.

# UTILITY/LOBBY

6'2" x 5'10"

Vinyl flooring, space and supply for a washing machine, additional space for a fridge. Double glazed French doors open onto the rear garden. Provides access to the downstairs WC.

### DOWNSTAIRS W/C

Vinyl flooring, toilet, wash hand basin, and double glazed window to the rear aspect.

# **FIRST FLOOR**

#### **LANDING**

Carpeted flooring, giving access to all rooms on the first floor.

#### **BEDROOM ONE**

11'4" x 10'7"

Carpeted flooring, radiator, spotlighting and accent lighting. Double glazed window to the front aspect. Stairs lead to the loft space

#### **BEDROOM TWO**

9'3" x 7'4"

Carpeted flooring, spotlighting, radiator, and double glazed window facing the side aspect.

#### **BATHROOM**

Vinyl flooring, part-tiled walls, wash hand basin, toilet and bathtub with shower over. Double glazed window to the rear aspect.

## **SECOND FLOOR**

#### **LOFT**

Carpeted flooring with radiator, storage cupboard housing the gas-powered combination boiler (newly installed two years ago). Double glazed Velux window to the side aspect.



# **OUTSIDE**

To the front, the property benefits from off-road parking.

To the rear, there is a slabbed patio area leading to a grass lawn, all enclosed by wooden fencing along the perimeter. A wooden gate provides access to the front.

# **FREEHOLD**

# **COUNCIL TAX BAND - A**

# **ADDITIONAL INFORMATION**

Tenure: Freehold EPC rating: D

Council Tax Band: A (Leicester) Council Tax Rate: £1,605.15

Mains Gas: Yes Mains Electricity: Yes Mains Water: Yes Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband











GROUND FLOOR



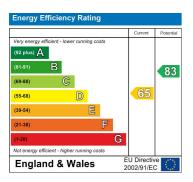
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any eror, omission or mis-statement. This plan is for illustrative purposes only and should be used as 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

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# **Energy Performance Graph**



Call us on **0116 266 9977** 

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