

FOR SALE

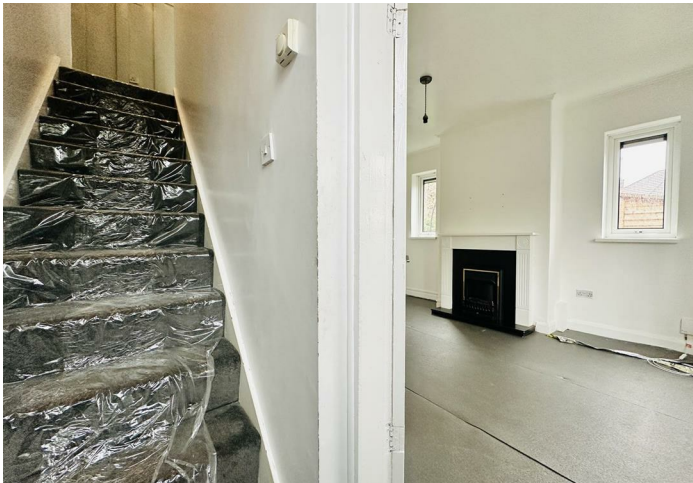


GRANTHAM ROAD NETHERHALL LEICESTER LE5 1HL

£250,000

FEATURES

- Three Bedrooms
- Corner Plot with potential to extend (stpp)
- Semi Detached Home
- No Onward Chain
- Popular LE5 area
- Front and Rear Garden
- Off Road Parking
- Viewings By Appointment Only
- Double Glazed
- Gas Central Heating



 **SETHS**

3 Bedroom Semi Detached House for sale in Leicester

GROUND FLOOR

ENTRANCE HALL

Carpeted flooring, radiator, accessed via a composite front door. Stairs rise to the first floor, with access into the lounge.

LOUNGE

14'10" x 11'2"

Featuring a double-glazed bay window to the front aspect, two additional double-glazed windows to the side aspect, and a radiator. Access through to the kitchen.

KITCHEN

8'10" x 7'3"

Laminate flooring, range of base and high-level units, part-tiled walls, stainless steel sink, space for a fridge and gas cooker. Double-glazed window overlooking the rear aspect and a UPVC door leading into the lobby. Includes a storage cupboard under the stairs and access to the ground floor bathroom.

BATHROOM

7'0" x 4'7"

Vinyl flooring, partially tiled walls, toilet, wash hand basin, radiator, and polyvinyl bath with electric shower function. Double-glazed window facing the side aspect.

LOBBY

Carpeted flooring with access to a brick-built storage cupboard and a potential WC, where plumbing is already in place. Double-glazed window to the side aspect and UPVC door leading to the rear garden.

FIRST FLOOR

LANDING

Carpeted flooring, hatch providing access to the loft and doors leading to all first-floor rooms.

BEDROOM ONE

13'4" x 10'9"

Radiator, double-glazed bay window to the front aspect, built-in storage cupboard over the stairs, and additional storage housing the gas-powered combination boiler.

BEDROOM TWO

9'3" x 7'6"

Laminate flooring, radiator, and double-glazed window facing the rear aspect.

BEDROOM THREE

6'3" x 6'1"

Laminate flooring, radiator, and double-glazed window to the rear aspect.

OUTSIDE

To the front, the property features an ample-sized garden laid mainly to lawn, enclosed by a combination of brick-built and wooden fencing. A slabbed pathway leads to the main entrance, and the front garden also provides off-road parking for multiple vehicles. A wooden gate gives access to the rear garden, while a composite door provides entry into the accommodation. At the rear the property enjoys a slabbed rear garden, enclosed by a wooden perimeter fence. There is a wooden shed set on a concrete pad and a wooden gate allowing access to the front.

FREEHOLD

COUNCIL TAX BAND - B

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: C

Council Tax Band: B (Leicester)

Council Tax Rate: £1,872.67

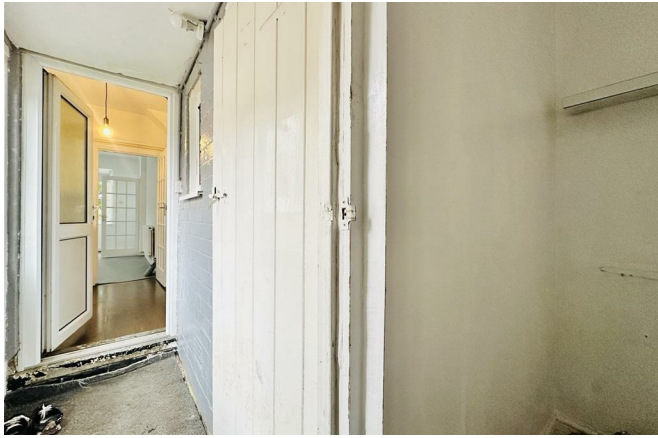
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband



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



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		89
(81-91) B		
(69-80) C	72	
(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.

SETHS