

FOR SALE



DRUMCLIFF ROAD  
THURNBY LODGE  
LEICESTER  
LE5 2LG

£250,000

FEATURES

- No chain
- Off road parking for 2 cars
- 3 Bedrooms
- Kitchen
- Downstairs WC
- Freehold
- Popular LE5 location
- Spacious lounge
- Bathroom
- Garden



 **SETHS**

# 3 Bedroom Terraced House for sale in Leicester

## GROUND FLOOR

### ENTRANCE AREA

Carpeted, radiator, staircase leading to first floor

### LOUNGE

16'7" x 12'9"

Laminate flooring, radiator, long standing radiator, understairs storage cupboard, uPVC double glazed window

### KITCHEN

12'9" x 8'2"

Wall and base units with worktops over, space for cooker and extractor hood, sink with mixer tap and drainer, space for fridge/freezer, plumbing for washing machine, space for dryer, tiled flooring, partly tiled walls, radiator, uPVC double glazed window

### WC

WC, wash hand basin with mixer tap, tiled flooring, tiled walls, extractor fan

## FIRST FLOOR

### BEDROOM 1

12'4" x 8'9"

Laminate flooring, radiator, storage cupboard, uPVC double glazed window

### BEDROOM 2

12'4" (max) x 8'11" (max)

Carpeted, radiator, storage cupboard, uPVC double glazed window

### BEDROOM 3

8'2" x 8'0"

Laminate flooring, radiator, airing cupboard, uPVC double glazed window

## BATHROOM

WC, wash hand basin with mixer tap and vanity units, bathtub with mixer tap and shower overhead, lino flooring, tiled walls, x2 uPVC double glazed windows

## OUTSIDE

To the front of the property is a paved driveway with off road parking for 2 cars. To the rear of the property is a slabbed yard with wooden fence surround. There is the added benefit of an outside storage shed

## ADDITIONAL INFO

Tenure: Freehold

EPC rating: C

Council Tax Band: A

Council Tax Rate: £1605

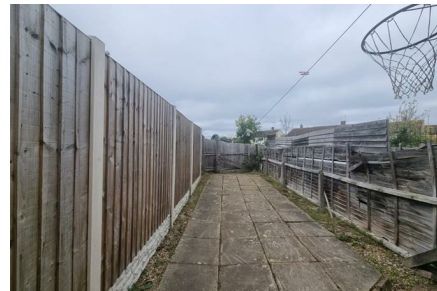
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband



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

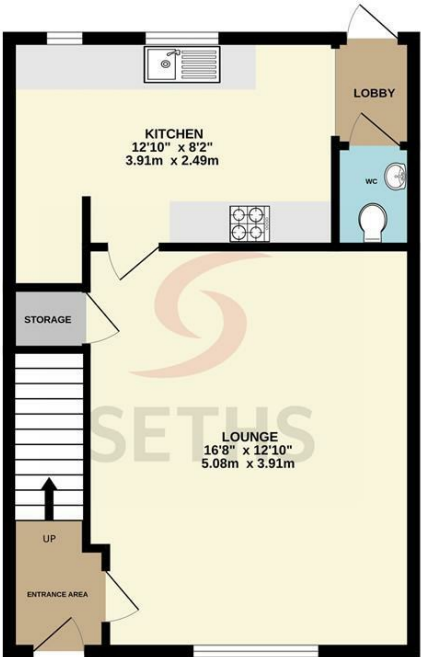
Call us on  
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[www.seths.co.uk](http://www.seths.co.uk)

Council Tax Band

**A**

GROUND FLOOR



1ST 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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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**SETHS**