

FOR SALE



BEATTY ROAD  
NORTH EVINGTON  
LEICESTER  
LE5 4AB

Offers Over

£375,000

FEATURES

- Freehold
- 3 Bedrooms inc ensuite
- Off road parking for 3 cars
- Lounge
- Kitchen / Breakfast Room
- Semi Detached House
- Great location
- Double storey extended property
- Living Room
- Family bathroom



 **SETHS**

# 3 Bedroom Semi Detached House for sale in Leicester

## GROUND FLOOR

### ENTRANCE HALLWAY

Laminate flooring, radiator, staircase leading to first floor

### LOUNGE

14'7" x 11'4"

Carpeted, radiator, uPVC double glazed bay window

### LIVING ROOM

25'11" x 11'8"

Carpeted, radiator, uPVC double glazed bay window, uPVC double glazed French doors leading to garden

### KITCHEN / BREAKFAST ROOM

19'2" x 11'5" (max)

Wall and base units with worktops over, integrated 4 ring gas hob with extractor hood, built-in oven, built-in microwave, sink with mixer tap and drainer, plumbing for washing machine, space for fridge / freezer, space for breakfast table, tiled flooring, partly tiled walls, recessed spotlights, uPVC double glazed windows, uPVC double glazed door leading to rear yard

## FIRST FLOOR

### BEDROOM 1

11'8" x 6'6"

Carpeted, radiator, ensuite, x2 uPVC double glazed windows

### ENSUITE

8'7" x 6'6"

WC, wash hand basin with mixer tap, shower cubicle, tiled flooring, fully tiled walls, radiator, uPVC double glazed window

### BEDROOM 2

12'2" x 11'10"

Carpeted, radiator, uPVC double glazed window

### BEDROOM 3

11'4" x 10'5"

Carpeted, radiator, uPVC double glazed window

### BATHROOM

8'7" x 6'11"

WC, wash hand basin with mixer tap, corner bathtub with mixer tap, tiled flooring, tiled walls, radiator, uPVC double glazed window

## SECOND FLOOR

### LOFT ROOM

12'9" x 11'1"

Carpeted, radiator, x2 skylight windows

### OUTSIDE

To the front of the property is a slabbed driveway with space for 3 cars. To the rear of the property is a low maintenance yard with wooden fence surrounds.

### ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: C

Council Tax Rate: £2,140.20

Mains Gas: Yes

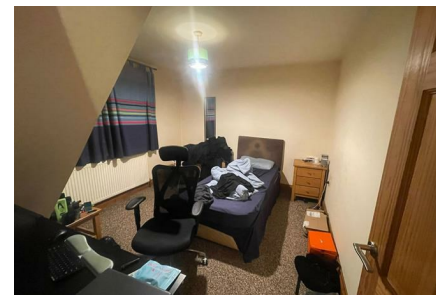
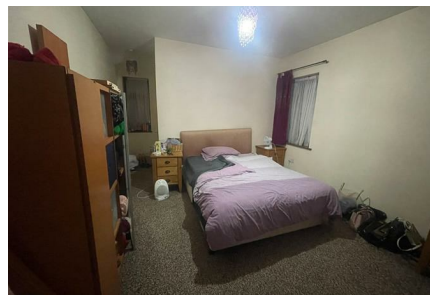
Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband



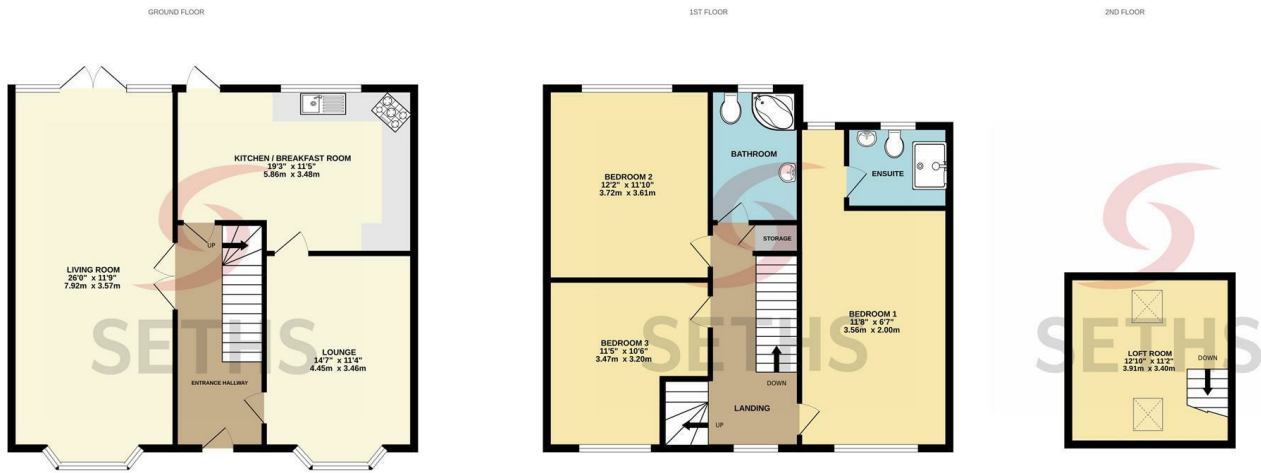


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[www.seths.co.uk](http://www.seths.co.uk)

Council Tax Band  
**C**



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>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

