





# **WOODBOROUGH ROAD EVINGTON LEICESTER** LE5 4LR

Offers Over

£310,000

## **FEATURES**

- No chain
  - Freehold
- Extended Semi Detached 4 Bedrooms inc an ensuite House
- Lounge / Diner
- Kitchen
- Family bathroom
- Off road parking for two cars
- Low maintenance rear garden
- · Gas central heating













## 4 Bedroom Semi-Detached House for sale in Leicester

## **GROUND FLOOR**

## PORCH

## **ENTRANCE HALLWAY**

Carpeted, radiator, staircase leading to first floor, access to WC

#### WC

WC, corner wash hand basin with splashback tiles, vinyl flooring, radiator, uPVC double glazed window

## **LOUNGE / DINER**

12'7" x 12'6"

Carpeted, x2 radiators, uPVC double glazed window, door leading to kitchen / diner

### **KITCHEN**

15'10" x 8'8"

Wall and base units with worktops over, 4 ring gas hob with built-in oven and extractor hood, sink with mixer tap and drainer, plumbing for washing machine, space for dryer, space for fridge/freezer, laminate flooring, partly tiled walls, understairs storage cupboard, x2 uPVC double glazed windows, uPVC double glazed door leading to rear garden

### BEDROOM 4

13'7" x 8'2"

Carpeted, radiator, uPVC double glazed window, ensuite

## **ENSUITE (WET ROOM)**

WC, wash hand basin with mixer tap, shower area, vinyl flooring, tiled walls, extractor fan, uPVC double glazed window

### FIRST FLOOR

## BFDROOM 1

10'7" x 8'9"

Carpeted, radiator, uPVC double glazed window

## BEDROOM 2

11'1" x 8'9"

Carpeted, radiator, storage cupboards, uPVC double glazed window

### BEDROOM 3

7'5" x 6'8"

Carpeted, radiator, uPVC double glazed window

## **BATHROOM**

WC, wash hand basin, bathtub with mixer tap and shower overhead, vinyl flooring, tiled walls, towel radiator, uPVC double glazed window

## **OUTSIDE**

To the front of the property is a driveway with space for two cars. To the rear of the property is a low maintenance garden partly slabbed, partly laid to lawn with wooden fence surrounds.

## **ADDITIONAL INFO**

Tenure: Freehold EPC rating: C

Council Tax Band: C

Council Tax Rate: £2,140.20

Mains Gas: Yes

Mains Electricity: Yes









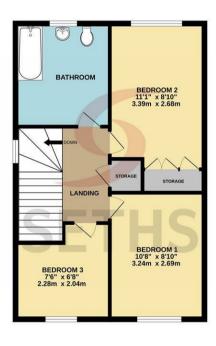






GROUND FLOOR 1ST FLOOR





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, prospective purchaser. The services, systems and appliances shown have hobe the steed and no guarantee as to their operability or efficiency; can be given.

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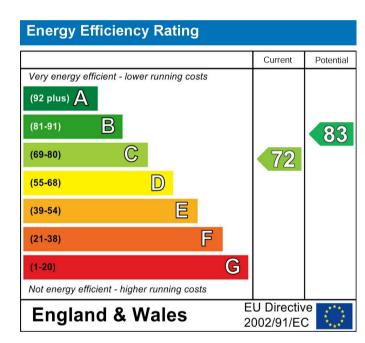
## Call us on

## 0116 266 9977

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**Council Tax Band** 

C



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