

FOR SALE

# HAREWOOD STREET SPINNEY HILLS LEICESTER LE5 3LX

Offers Over  
**£245,000**

## FEATURES

- No Chain
- Sought after location
- 3 Bedrooms
- Dining Room
- Downstairs bathroom with separate WC
- Freehold
- Perfect for investors / first time buyers
- Sitting Room
- Extended Kitchen
- Newly fitted carpets



 **SETHS**

# 3 Bedroom Mid Terraced House for sale in Leicester

## GROUND FLOOR

### SITTING ROOM

11'4" x 11'4"

Carpeted, radiator, meter cupboards, uPVC double glazed window

### DINING ROOM

15'1" x 11'4"

Carpeted, radiator, understairs storage cupboard, uPVC double glazed window.

### KITCHEN

18'9" x 7'1"

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 fridge/freezer, radiator, lino flooring, partly tiled walls, uPVC double glazed window

### LOBBY

Lino flooring, access to bathroom / WC, uPVC double glazed door allowing access into the rear yard.

### WC

WC, wash hand basin, tiled walls, lino flooring, uPVC double glazed window.

### BATHROOM

Wash hand basin with mixer tap, bathtub with shower overhead, lino flooring, tiled walls, radiator, uPVC double glazed window.

## FIRST FLOOR

### BEDROOM 1

11'5" x 11'5"

Carpeted, radiator, storage cupboard, uPVC double glazed window.

### BEDROOM 2

11'10" x 8'5"

Carpeted, radiator, uPVC double glazed window.

### BEDROOM 3

12'7" x 7'1"

Carpeted, radiator, uPVC double glazed window.

### OUTSIDE

Small slabbed yard to rear with brick walls surround.

### ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: A

Council Tax Rate: £1,605.15

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband



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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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Call us on

**0116 266 9977**

**info@seths.co.uk**

**www.seths.co.uk**

Council Tax Band

**A**

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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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