

FOR SALE



LAVERTON ROAD  
LEICESTER  
LE5 1WJ

£475,000

#### FEATURES

- Executive Detached Family Home (Ex-show home)
- Five double bedrooms inc an ensuite
- Beautiful condition throughout
- Spacious lounge + office / study
- Garage en bloc with driveway for 2 cars (potential for more)
- NHBC valid until December 2029
- Sought after location
- Modern kitchen / diner
- Family bathroom / WC with Utility / Shower Room
- Generous landscaped garden



 **SETHS**

# 5 Bedroom Detached House for sale in Leicester

## GROUND FLOOR

### ENTRANCE HALLWAY

Tiled flooring, radiator, staircase leading to first floor, under stairs storage cupboard

### LOUNGE

13'0" x 11'9"

Carpeted, radiator, uPVC double glazed window

### KITCHEN / DINER

25'2" x 9'8"

Modern wall and base units with worktops over, integrated 4 ring gas hob with extractor hood, built-in double oven, sink with mixer tap and drainer, integrated dishwasher, integrated fridge / freezer, space for dining table, tiled flooring, partly tiled walls, radiator, uPVC double glazed window, uPVC double glazed French doors leading to rear garden

### OFFICE / STUDY

6'7" x 6'0"

Carpeted, radiator, uPVC double glazed window

### WC / UTILITY ROOM

## FIRST FLOOR

### BEDROOM 1

16'9" x 9'4"

Carpeted, fitted wardrobes, radiator, x2 uPVC double glazed windows, ensuite

### ENSUITE

WC, wash hand basin with mixer tap, shower cubicle with mixer tap and shower

overhead, laminate flooring, partly tiled walls, radiator, extractor fan, uPVC double glazed window

### BEDROOM 4

12'6" (max) x 8'0"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window

### BEDROOM 5

10'6" x 8'0"

Carpeted, radiator, uPVC double glazed window

### BATHROOM

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

## SECOND FLOOR

### BEDROOM 2

15'1" x 11'9"

Carpeted, radiator, skylight window, uPVC double glazed window

### BEDROOM 3

15'1" x 9'4"

Carpeted, radiator, skylight window, uPVC double glazed window

### SHOWER ROOM

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

### OUTSIDE

To the front of the property is a shared drive leading up to a single, detached



garage en-bloc with space for 2 vehicles in front. There is also potential to create a driveway (if the front garden is removed) for further vehicles. To the rear of the property is a generous sized landscaped garden with a slabbed patio area and wooden fence surround.

#### ADDITIONAL INFO

Tenure: Freehold

EPC rating: B

Council Tax Band: E

Council Tax Rate: £2,942.77

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband

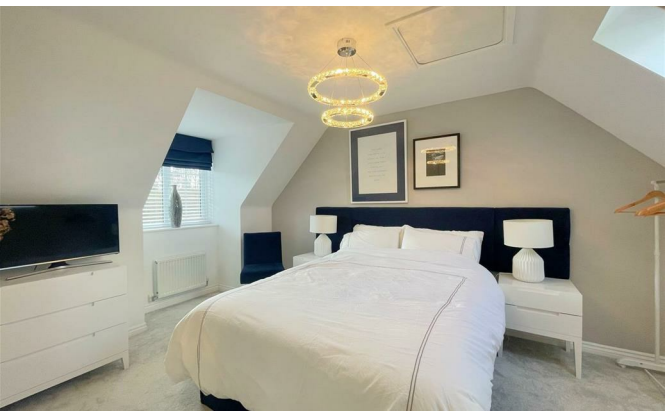






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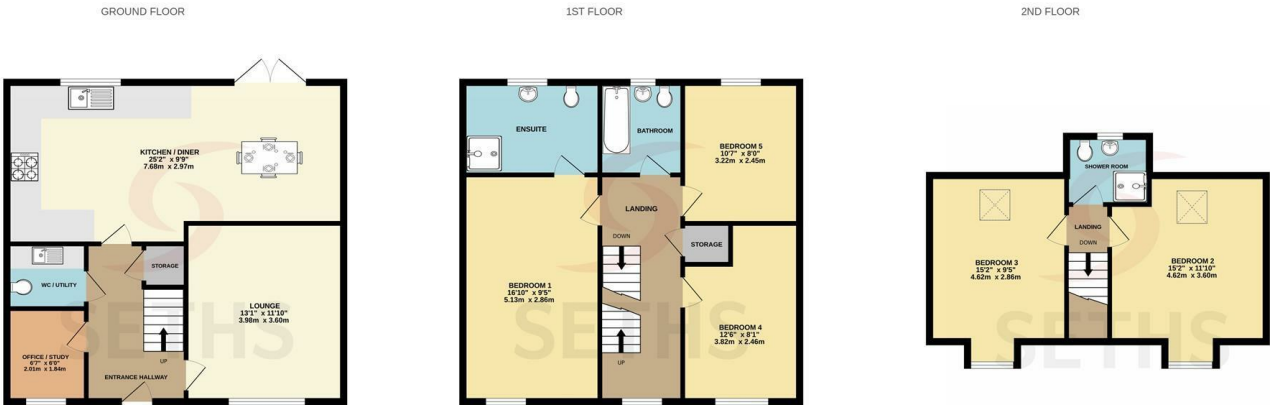
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Council Tax Band

**E**



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>92</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</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	

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.

