

FOR SALE



CRANESBILL ROAD
HAMILTON
LEICESTER
LE5 1TA

£290,000

FEATURES

- 3 bedroom mid townhouse
- Driveway for 2 cars
- Dining Room
- Shower room + downstairs WC
- Low maintenance garden
- Sought after location
- Lounge
- Kitchen
- Outbuilding which can be used as a gym / office
- Gas central heating



 **SETHS**

3 Bedroom Mid Townhouse for sale in Leicester

GROUND FLOOR

DINING ROOM

20'5" (max) x 7'8"

Laminate flooring, radiator, opening to kitchen, space for dining table, access to downstairs WC

LOUNGE

15'11" x 11'10"

Carpeted, x2 radiators, electric heater, stairs leading to first floor, uPVC double glazed window

KITCHEN

11'11" x 8'0"

Wall and base units with worktops over, space for freestanding cooker, sink with mixer tap and drainer, plumbing for washing machine, space for dryer, space for fridge/freezer, vinyl flooring, partly tiled walls, uPVC double glazed window, door to rear garden

DOWNSTAIRS WC

WC, wash hand basin with mixer tap and vanity units, laminate flooring, radiator, uPVC double glazed window

FIRST FLOOR

BEDROOM 1

11'10" x 8'3"

Carpeted, radiator, storage cupboard, uPVC double glazed window

BEDROOM 2

11'10" (max) x 7'7"

Laminate flooring, radiator, uPVC double glazed window

BEDROOM 3

10'4" (max) x 7'9"

Carpeted, radiator, uPVC double glazed window

OUTSIDE

To the front of the property is a driveway with off road parking for 2 cars. To the rear of the property is a low maintenance garden with wooden fence surrounds. There is the added benefit of an outbuilding.

OUTBUILDING

17'5" x 10'3"

With electric sockets and lighting.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: C

Council Tax Band: B

Council Tax Rate: £1,966.81

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband

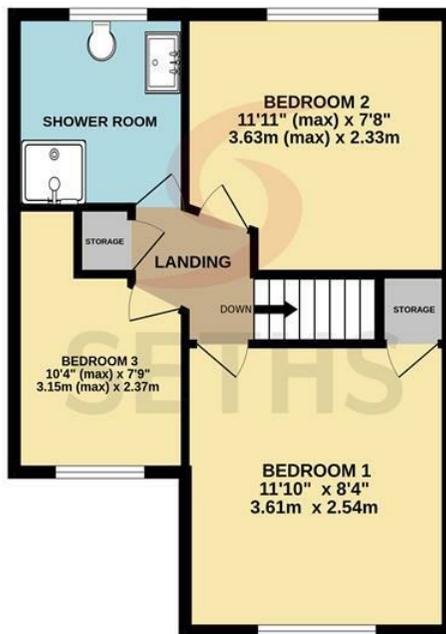
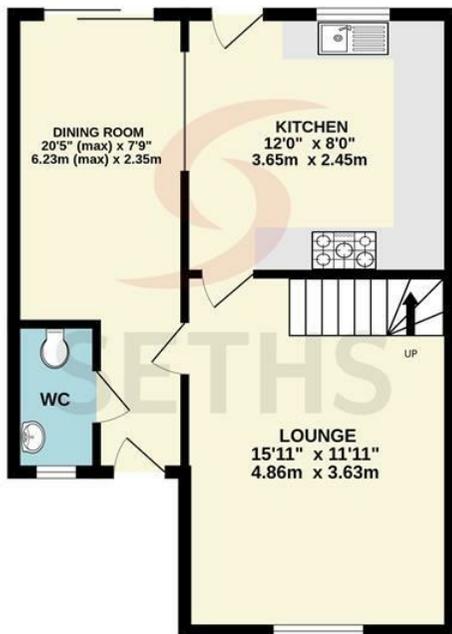


UPPINGHAM ROAD OFFICE SALES | 265 UPPINGHAM ROAD, LEICESTER, LE5 4DG

GROUND FLOOR



1ST FLOOR



Call us on
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Council Tax Band
B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

