

22 Cathkin Close  
, LE3 6PW

£270,000



## 22 Cathkin Close

Leicester, LE3 6PW

A recently modernised three bedroom semi detached family home in popular residential location close to inner ring road, city centre, shops and schools. The property benefits from full gas central heating (Worcester combi boiler), UPVC double glazing, tastefully decorated with new floor coverings. The accommodation comprises 16' lounge, 16' fully refitted kitchen-diner with oven/hob. Upstairs, landing, 3 bedrooms, bathroom with new contemporary white suite and shower over bath. Driveway for two cars, brick garage, private rear gardens. Offered for sale with no upward chain - immediate vacant possession! Freehold. Council Tax Band B

### Porch

UPVC double glazed entrance door & timber/glazed inner door to lounge.

### Lounge

16'7" x 13'0" (5.08m x 3.97m)

A spacious main reception room which spans the full width of the property. UPVC double glazed window to front, radiator, laminate flooring, stairs to first floor, arch to kitchen-diner.

### Kitchen-Diner

16'7" x 10'9" (5.08m x 3.28m)

UPVC double glazed window to side & UPVC double glazed single door to rear. UPVC double glazed French doors to rear, tiled flooring, upright radiator. Fitted with a range of modern base, drawer & eye level units with soft close doors & drawers, work surfaces, sink unit with mixer taps, built-in electric oven, gas hob with extractor hood. Ample space for other appliances and enough room for a table & chairs.

### First Floor: Landing

UPVC double glazed window to side, fitted carpet, access to loft with retractable ladder.

### Bedroom One

13'3" x 9'11" (4.05m x 3.04m)

A good sized double bedroom. UPVC double glazed window to front, fitted carpet, radiator.

### Bedroom Two

11'3" x 10'2" (3.45m x 3.10m)

A good sized double bedroom. UPVC double glazed window to rear, fitted carpet, radiator, cupboard housing Worcester combination boiler.

### Bedroom Three

10'1" x 6'5" (3.08m x 1.98m)

UPVC double glazed window to front, fitted carpet, radiator.

### Bathroom

6'2" x 6'2" (1.88m x 1.88m)

UPVC double glazed opaque window, heated towel rail, tiled flooring, fully tiled walls, extractor fan, panelled bath with twin head shower over, glass screen, vanity was hand basin, wc.

### Outside

The front of the property has a driveway providing parking for 2/3 cars side by side leading to a single garage (15'7 x 7'8) with up & over door, door to rear. The private rear garden approx 35' has patio, lawn, external water tap, fully fenced boundaries.

### Local Authority & Council Tax Information LCC

This property falls within Leicester City Council ([www.leicester.gov.uk](http://www.leicester.gov.uk))

It has a Council Tax Band of B which means a charge of £1,966.81 for tax year ending March 2027

Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.

For more information regarding school catchment areas please go to [www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)



## Floor Plan

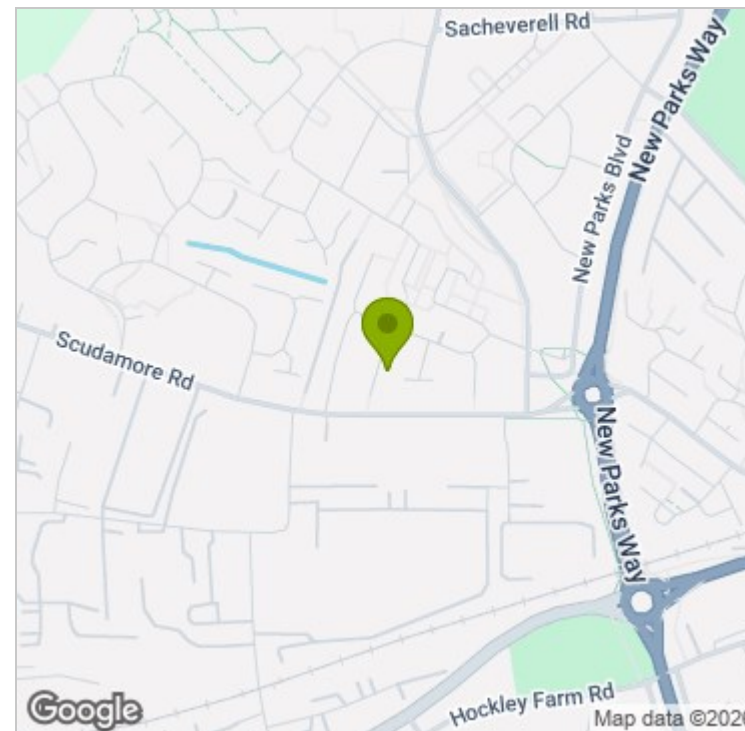


## Viewing

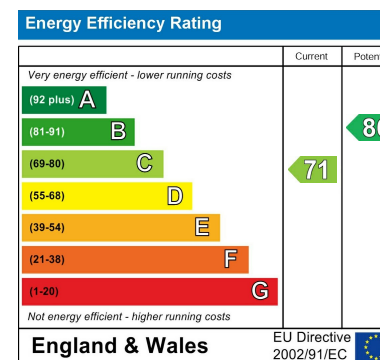
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph



88 Faire Road, Glenfield,  
Leics, LE3 8ED  
Tel: 0116 2990 990  
Email: sales@newbyandco.co.uk  
newbyandco.co.uk



**NEWBY & CO**  
local estate agents