

FOR SALE



**BODNANT AVENUE  
EVINGTON  
LEICESTER  
LE5 5RA**

Offers Over  
**£350,000**

#### FEATURES

- No chain
- Popular LE5 location
- Walking distance to schools, shops and places of worship
- 4 Bedrooms (inc downstairs bedroom)
- Driveway for 2 vehicles
- Freehold
- Extended to the side / further scope for extension (stpp)
- Semi Detached House
- Kitchen / Diner
- Spacious rear garden



**SETHS**

# 4 Bedroom Semi Detached House For Sale in Leicester

## GROUND FLOOR

### ENTRANCE HALLWAY

Carpeted, radiator. staircase leading to first floor

### THROUGH LOUNGE

26'9" x 12'6"

Carpeted, x2 radiators, electric fireplace, uPVC double glazed bay window, uPVC double glazed sliding doors leading to rear garden.

### KITCHEN / DINER

16'2" x 14'10"

Wall and base units with worktops over, sink with mixer tap and drainer, space for freestanding cooker, plumbing for washing machine, vinyl flooring, partly tiled walls, x2 radiator, x2 uPVC double glazed windows, uPVC double glazed door leading to rear garden

### BEDROOM 4

14'4" x 7'5"

Carpeted, radiator, uPVC double glazed window.

## FIRST FLOOR

### BEDROOM 1

13'8" x 12'7"

Carpeted, radiator, uPVC double glazed window.

### BEDROOM 2

12'4" x 11'1"

Carpeted, radiator, uPVC double glazed window.

### BEDROOM 3

8'3" x 6'1"

Carpeted, radiator, uPVC double glazed window.

## BATHROOM

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

## OUTSIDE

To the front of the property is a paved driveway with space for 2 cars. To the rear of the property is a spacious garden with potential for further extension (stpp).

## ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: B

Council Tax Rate: £1872,67

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

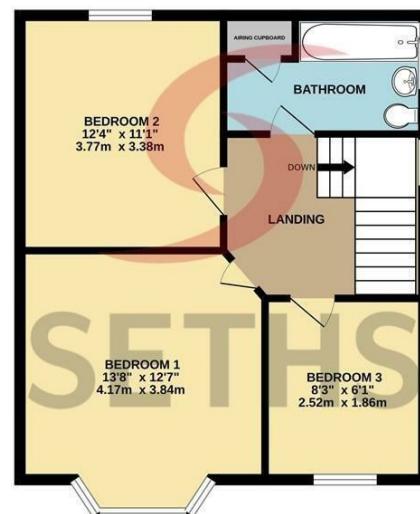
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1ST FLOOR



Council Tax Band

B

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<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.

