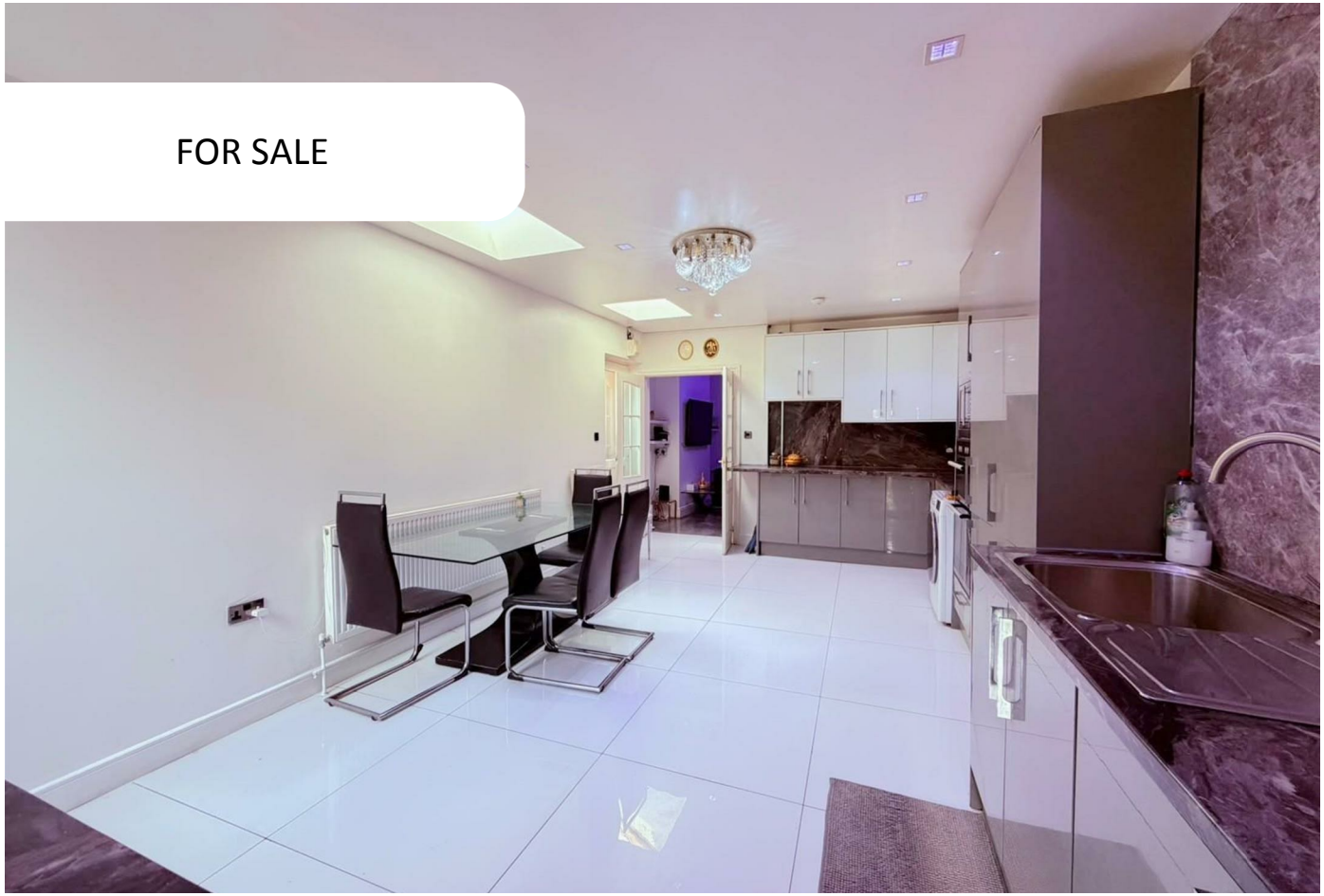
FOR SALE







MYRTLE ROAD
HIGHFIELDS
LEICESTER
LE2 1FU

£319,950

FEATURES

- Double storey extended property
- Deceptively spacious
- Walking distance to schools, shops and places of worship
- Generous kitchen / diner
- 4 Bedrooms + 2 Loft Rooms
- Lounge
- Living Room
- Downstairs bathroom + first floor shower room
- Entrance Hallway
- Rear Yard

4 2 2

SETHS

4 Bedroom Mid Terraced House for sale in Leicester

GROUND FLOOR

ENTRANCE HALLWAY
Laminate flooring, staircase leading to first floor

LOUNGE
12'4" x 10'7"
Laminate flooring, radiator, electric heater, uPVC double glazed window

LIVING ROOM
13'8" x 12'9"
Laminate flooring, radiator, uPVC double glazed window

KITCHEN / DINER
24'5" (max) x 12'1"
Featuring a contemporary range of wall and base units with worktops over, 4 ring gas hob with extractor hood, sink with mixer tap and drainer, built-in double oven , built-in microwave, space for American fridge / freezer, space for dining table, tiled flooring. partly cladded walls, radiator, long standing radiator, x2 skylight windows, x2 uPVC double glazed doors leading to side / rear yard

BATHROOM
WC, wash hand basin with mixer tap and vanity units, freestanding bathtub with mixer tap and shower head, tiled flooring, tiled walls, towel radiator, extractor fan, uPVC double glazed window

FIRST FLOOR

BEDROOM 1
12'4" x 8'9"
Laminate flooring, x2 radiators, uPVC double glazed window

BEDROOM 2
11'4" x 10'11"
Laminate flooring, radiator, uPVC double glazed window

BEDROOM 3
12'4" x 6'1"
Laminate flooring, radiator, uPVC double glazed window

BEDROOM 4
11'10" x 6'8"
Laminate flooring, radiator, uPVC double glazed window

SHOWER ROOM
WC, wash hand basin with mixer tap and splashback tiles, shower cubicle, laminate flooring, towel radiator, extractor fan, uPVC double glazed window

SECOND FLOOR

LOFT ROOM 1
13'11" x 11'9"
Carpeted, radiator, skylight window

LOFT ROOM 2
14'0" x 11'11"
Carpeted, radiator, skylight window

OUTSIDE
To the rear of the property is a low maintenance yard with brick walls and wooden fence surrounds.

ADDITIONAL INFO
Tenure: Freehold
EPC rating: tbc
Council Tax Band: A
Council Tax Rate: £1,685.83
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Full Fibre Broadband

















Call us on

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www.seths.co.uk

Council Tax Band

A



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.

SETHS