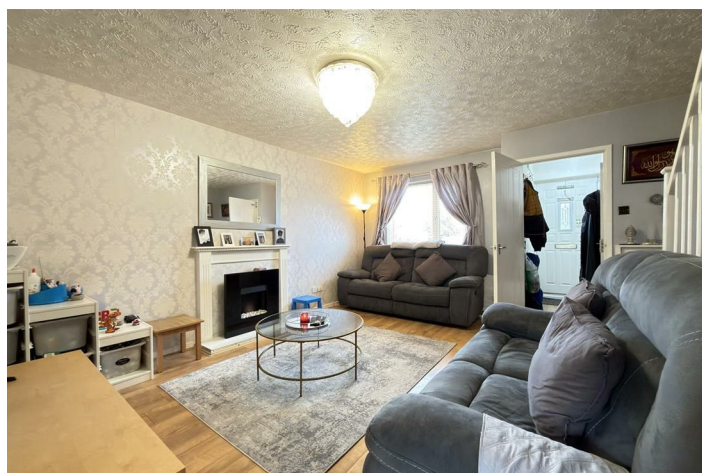


FREEHOLD



House - Semi-Detached (EPC Rating: D)

Newham Close, Leicester, LE4 9NE

Offers Over

£235,000



3 Bedroom House - Semi-Detached located in Leicester

***** THREE BEDROOMS - SEMI DETACHED - OFF ROAD PARKING - AMPLE SIZED GARDEN *****

Seths Estate Agents are pleased to bring to market this three-bedroom semi-detached home located on Newham Close, off Barkby Thorpe Lane in Leicester. The property benefits from allocated parking for two vehicles in a nearby communal car park, a generous rear garden with potential to extend, subject to the necessary planning permissions, and a fully boarded loft with ladder providing excellent additional storage.

To the rear, the property features a block-paved patio area leading onto a lawned garden, enclosed by a wooden perimeter, with a wooden gate providing access to a shared passage leading to the front.

Internally, the ground floor comprises an entrance hall, a downstairs WC, a generous lounge with an electric fireplace, and a well-appointed kitchen and diner with access to the rear garden. To the first floor are three bedrooms and a landing with boarded loft access via a drop-down ladder.

Contact Seths to arrange a viewing.

GROUND FLOOR

ENTRANCE HALL

6'0" x 2'11"

Finished with laminate flooring, radiator, double glazed window facing the side aspect and wooden door providing access to the downstairs WC and lounge.

W/C

5'10" x 2'7"

Finished with laminate flooring, wash hand basin, tiled walls, radiator, toilet and double glazed window facing the front aspect.

LOUNGE

15'8" x 14'6"

Finished with laminate flooring, stairs leading to the first floor, double glazed window facing the front aspect, electric fireplace and access into the kitchen diner.

KITCHEN/DINER

14'6" x 8'3"

Finished with laminate flooring, storage cupboard located under the stairs, double glazed windows facing the rear and right aspects, dining area, wooden door providing access to the garden, plumbing and space for a washing machine, stainless steel sink, gas burner with oven and integrated extractor, and space for a fridge.

FIRST FLOOR

LANDING

7'9" x 5'10"

Finished with carpeted flooring, double glazed window facing the side aspect, access to all first-floor rooms and hatch providing access to the loft. The loft is boarded with ample storage and a ladder.

BEDROOM ONE

13'5" x 8'4"

Finished with carpeted flooring, radiator and double glazed window facing the front aspect.

BEDROOM TWO

10'7" x 8'4"

Finished with carpeted flooring, radiator and double glazed window facing the rear aspect.

BEDROOM THREE

10'4" x 5'10"

Carpeted flooring, radiator, storage cupboard located over the stairs accommodating a gas-powered combination boiler, approximately six years old, and double glazed window facing the front aspect.

BATHROOM

8'4" x 7'8"

Vinyl flooring, toilet, wash hand basin, polyvinyl bathtub, double glazed window facing the rear aspect.



OUTSIDE

FREEHOLD

COUNCIL TAX BAND - B

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: D

Council Tax Band: B

Council Tax Rate: £1,966.81

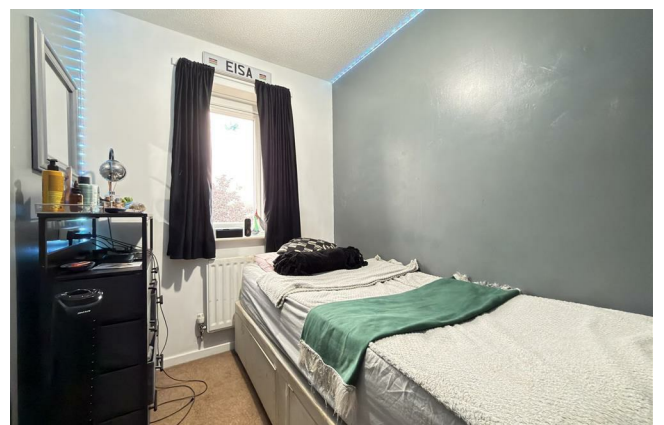
Mains Gas: Yes

Mains Electricity: Yes

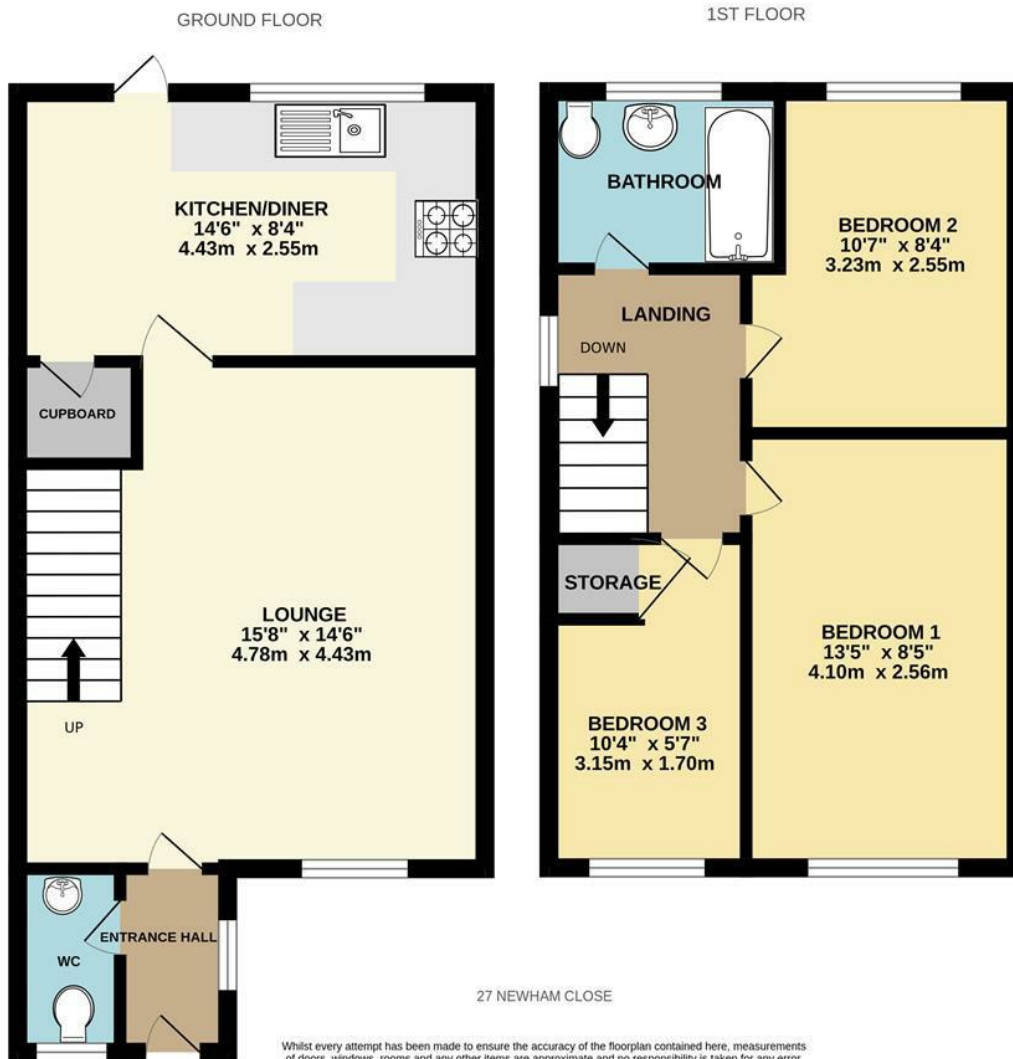
Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband







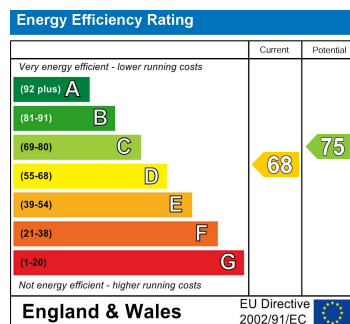
27 NEWHAM CLOSE

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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Council Tax Band

B

Energy Performance Graph



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www.seths.co.uk

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.