

FOR SALE



HILLCROFT ROAD NORTH EVINGTON LEICESTER LE5 5DX

£294,000

FEATURES

- No chain
- Sought after location
- Within walking distance to schools, shops and places of worship
- Driveway for 2 cars
- 3 Bedrooms
- Spacious Lounge
- Extended kitchen / diner
- Spice Kitchen
- Bathroom + Downstairs WC
- Low maintenance rear garden



 **SETHS**

3 Bedroom Mid Terraced house for sale in Leicester

ENTRANCE PORCH

LOUNGE

23'2" (to bay) x 11'5"

Laminate flooring, radiator, electric fireplace, double doors leading to rear kitchen / diner, uPVC double glazed bay window.

KITCHEN / DINER

11'6" x 10'7"

Wall and base units with worktops over, 4 ring gas hob with extractor hood, built-in oven, sink with mixer tap and drainer, built-in microwave, space for fridge / freezer, tiled flooring, partly tiled walls, radiator,, uPVC double glazed window, uPVC double glazed French doors leading to rear garden.

WC

WC, sink with mixer tap and vanity, tiled flooring

SPICE KITCHEN

11'9" x 3'5"

Wall and base units with worktops over, space for freestanding cooker, plumbing for washing machine, sink with mixer tap and drainer, uPVC double glazed door.

FIRST FLOOR

BEDROOM 1

12'4" x 9'4"

Carpeted, radiator, storage cupboard, uPVC double glazed bay window.

BEDROOM 2

10'5" x 9'5"

Carpeted, radiator, uPVC double glazed window.

BEDROOM 3

6'5" x 6'1"

Laminate flooring, radiator, uPVC double glazed window.

BATHROOM

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

OUTSIDE

Low maintenance tiered garden with brick walls and wooden fence surrounds.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: tbc

Council Tax Band: B

Council Tax Rate: £1,872.67

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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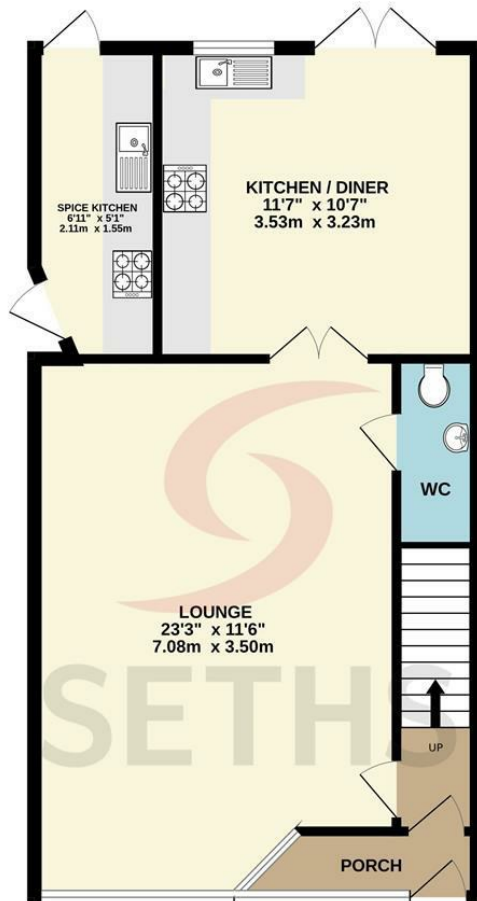
info@seths.co.uk

www.seths.co.uk

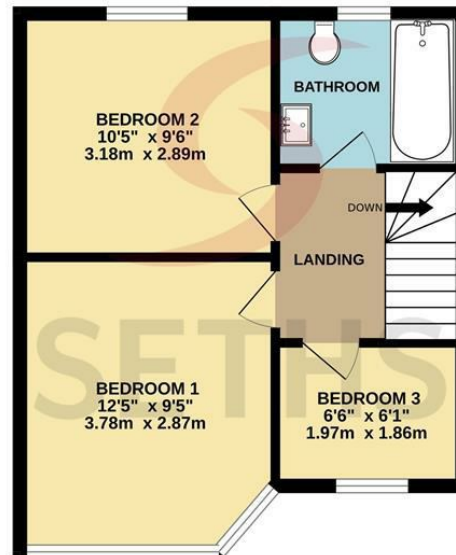
Council Tax Band

B

GROUND FLOOR



1ST FLOOR



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.

