House - Semi-Detached (EPC Rating:)

Northumberland Avenue, Leicester, LE4 6RQ

Offers Over

£345,000

SETHS

3 2 2

3 Bedroom House - Semi-Detached located in Leicester

***** NO CHAIN - 3 BEDROOMS - SEMI DETACHED - DRIVEWAY - GARAGE *****

Seths Estate Agents are pleased to bring to market this extended three-bedroom semi-detached property located on Northumberland Avenue in Leicester. Offered to the market with no onward chain, the property benefits from a driveway providing parking for up to three vehicles, a garage with potential to convert into an additional reception room, and a rear garden with potential to extend, subject to the necessary planning permissions.

To the front, a spacious slabbed driveway provides parking for up to three vehicles with access to the garage via an electrically operated up-and-over door. To the rear, the garden features a slabbed patio area and a lawned garden, enclosed by a combination of brick-built and wooden fenced perimeter.

Internally, the ground floor comprises an entrance hall, an extended kitchen, a lobby with a downstairs WC, a lounge with UPVC doors opening to the rear garden, and a sitting room with a bay window to the front. To the first floor are three bedrooms, all with built-in storage, a separate upstairs WC, a family bathroom, and a landing with loft access.

Contact Seths to arrange a viewing.

GROUND FLOOR

ENTRANCE HALL
13'0" x 6'7"
Laminate flooring, radiator. Accessed via a uPVC front door. Double-glazed windows to the front aspect. Stairs leading to the first floor. Provides access to the kitchen and dining room.

DINING ROOM
12'0" x 11'6"
Laminate flooring, radiator, built-in storage within chimney breast, double-glazed window to the rear aspect. uPVC door providing access to the rear garden. Double doors providing access to the lounge

LOUNGE
11'6" x 10'7"
Laminate flooring, radiator, built-in storage, double-glazed bay window to the front aspect.

KITCHEN
13'6" x 7'11"
Vinyl flooring, base and high-level units, eye-level unit housing the gas combination boiler, four-ring gas hob with integrated extractor over, stainless steel sink, space and plumbing for washing machine, space for fridge, storage cupboard beneath the stairs, partially tiled walls, double-glazed window to the rear aspect. Door providing access to the garage. Provides access to the lobby.

GARAGE
15'8" x 6'4"
Concrete flooring, with the potential to convert into an additional reception room. Electrically operated up-and-over door.

LOBBY
5'10" x 2'5"
Vinyl flooring. Metal door providing access to the rear garden. Provides access to the downstairs WC.

WC
5'2" x 2'6"
Vinyl flooring, wash hand basin, WC, double-glazed window to the rear aspect.

FIRST FLOOR

LANDING
8'6" x 6'7"
Carpeted flooring, loft hatch, double-glazed window to the rear aspect. Provides access to all first-floor rooms.

BEDROOM ONE
12'4" x 11'8"
Carpeted flooring, radiator, built-in storage cupboard, double-glazed bay window to the front aspect.

BEDROOM TWO
11'8" x 10'6"
Carpeted flooring, radiator, built-in storage cupboard, double-glazed window to the rear aspect.

BEDROOM THREE
8'10" x 6'7"
Carpeted flooring, radiator, storage cupboard over the stairs, double-glazed window to the front aspect.

W/C
3'3" x 2'2"
Tiled flooring, tiled walls, WC, double-glazed window to the side aspect.

BATHROOM
6'6" x 4'6"
Vinyl flooring, radiator, partially tiled walls, storage cupboard housing the hot water tank, wash hand basin, standing shower cubicle with electric shower function, double glazed window facing the rear aspect.

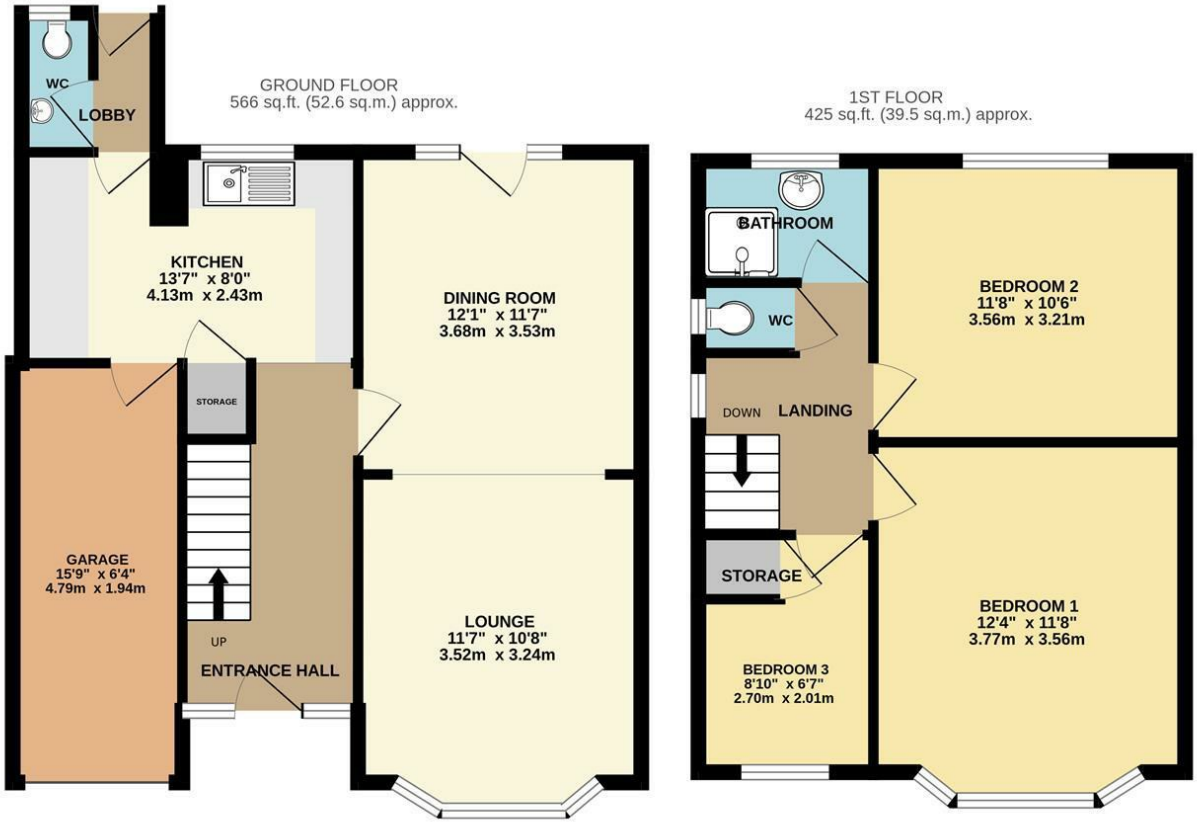
OUTSIDE
To the rear, the property features a garden with potential to extend, subject to planning permission, comprising a slabbed patio area and a grass lawn, secluded by a combination of brick-built and wooden fenced perimeter. To the front, the property benefits from a slabbed driveway providing off-road parking for three vehicles, with access to the garage and entry into the property.

ADDITIONAL INFORMATION
Tenure: Freehold
EPC rating: D
Council Tax Band: B (Leicester)
Council Tax Rate: £1,966.81
Mains Gas: Yes
Mains Electricity: Yes

Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Superfast Fibre Broadband

FREEHOLD

COUNCIL TAX BAND - B



TOTAL FLOOR AREA : 991 sq.ft. (92.1 sq.m.) approx.

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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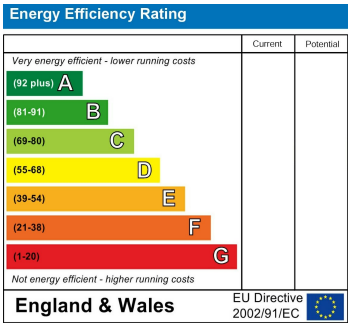
Council Tax Band

B

Energy Performance Graph



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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.

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