

FOR SALE

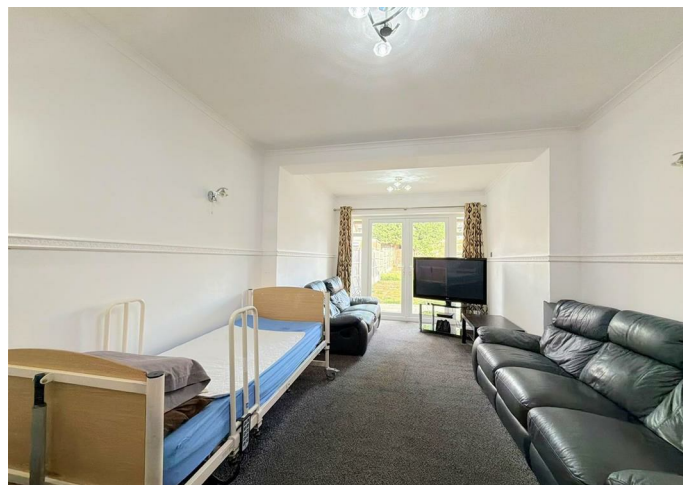


TRUEWAY ROAD EVINGTON LEICESTER LE5 5UG

Offers Over
£495,000

FEATURES

- 6 Bedrooms
- Extended to side and rear
- Spacious kitchen / diner
- Living Room
- Driveway to front
- Semi detached house
- Sought after LE5 location
- Through lounge
- Family bathroom + wet room + downstairs WC
- Generous sized rear garden



SETHS

6 Bedroom Semi Detached House for sale in Leicester

GROUND FLOOR

PORCH

ENTRANCE HALLWAY

Laminate flooring, radiator, staircase leading to first floor

LIVING ROOM

14'7" (max) x 11'7"

Carpeted, radiator, uPVC double glazed bay window

THROUGH LOUNGE

19'6" x 10'10" (max)

Carpeted, radiator, uPVC double glazed French doors leading to rear garden

KITCHEN / DINER

17'10" x 15'7"

Wall and base units with worktops over, 5 ring gas hob with extractor hood, built-in double oven, sink with mixer tap and drainer, space for fridge / freezer, plumbing for dishwasher, plumbing for washing machine, tiled flooring, partly tiled walls, radiator, uPVC double glazed window, uPVC double glazed door leading to rear garden

WET ROOM

Wash hand basin, shower area with electric shower, mixer shower, tiled flooring, cladded walls, radiator

DOWNSTAIRS WC

WC, wash hand basin, vinyl flooring, partly tiled walls, uPVC double glazed window

GARAGE

15'9" x 7'8"

With up and over door

FIRST FLOOR

BEDROOM 1

14'8" (max) x 10'11"

Carpeted, radiator, uPVC double glazed bay window

BEDROOM 2

11'9" x 8'11"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window

BEDROOM 3

10'2" x 7'8"

Carpeted, radiator, uPVC double glazed window

BEDROOM 4

11'7" x 7'7"

Carpeted, radiator, uPVC double glazed window

BEDROOM 5

8'4" x 6'8"

Laminate flooring, radiator, uPVC double glazed window

BATHROOM

WC, wash hand basin, corner bathtub with mixer tap and shower overhead, vinyl flooring, partly tiled walls, radiator, extractor fan, uPVC double glazed window

SECOND FLOOR

BEDROOM 6

17'3" x 14'3"

Carpeted, radiator, eaves storage, x4 skylight windows

OUTSIDE

To the front of the property is a paved driveway for one car (potential for two). To the rear of the property is a spacious garden mainly grassed, partly slabbed with wooden fence surrounds.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: C

Council Tax Band: E

Council Tax Rate: £3,090.70

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband





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Call us on
0116 266 9977

info@seths.co.uk
www.seths.co.uk

Council Tax Band

E

GROUND FLOOR



1ST FLOOR



2ND FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

