

FREEHOLD



House - Terraced (EPC Rating: )

Essex Road, Northfields, Leicester, LE4 9EF

Offers Over

£295,000



# 3 Bedroom House - Terraced located in Leicester

**\*\*\* THREE BEDROOMS - OPEN PLAN LIVING - READY TO MOVE INTO - NORTHFIELDS \*\*\***

Seths Estate Agents are pleased to bring to market this three-bedroom mid-terraced property Located on Essex Road, Northfields presented in ready to move into condition and offering a fantastic open-plan living arrangement throughout. The property further benefits from a driveway — a real bonus for a terraced home — and is sure to appeal to first-time buyers, families, and investors alike.

To the rear, the property features a low-maintenance tiled courtyard garden enclosed by a wooden perimeter, with a wooden storage shed.

Internally, the ground floor offers a stylish and modern layout comprising an open-plan kitchen and dining area, a ground floor lobby with stairs rising to the first floor, and a generous lounge with double doors opening directly onto the rear garden — ideal for entertaining. To the first floor are three well-proportioned bedrooms, all with built-in storage, and a family bathroom.

**Contact Seths to arrange a viewing.**

## GROUND FLOOR

### KITCHEN

14'5" x 8'4"

Tiled flooring, spotlighting, base and high-level units, four-ring gas hob with integrated extractor over, integrated oven, gas combination boiler, stainless steel sink, space and plumbing for washing machine, space for large fridge freezer, partially tiled walls, double-glazed window to the front aspect. Open access through to the dining area. Provides access to the ground floor lobby.

### DINING ROOM

15'7" x 7'9"

|Tiled flooring, radiator, spotlighting, integrated storage cupboard, double-glazed window to the front aspect.

### GROUND FLOOR LOBBY

8'5" x 5'0"

Tiled flooring. Stairs leading to the first floor. Provides access to the lounge.

### LOUNGE

16'7" x 10'9"

Laminate flooring, radiator, spotlighting, accent lighting, storage cupboard beneath the stairs,

double-glazed window to the rear aspect. uPVC double doors providing access to the rear garden.

## FIRST FLOOR

### LANDING

7'9" x 6'1"

Carpeted flooring, spotlighting, loft hatch. Provides access to all first-floor rooms.

### BEDROOM ONE

15'1" x 8'5"

Laminate flooring, radiator, spotlighting, built-in storage cupboard, double-glazed window to the front aspect.

### BEDROOM TWO

12'2" x 7'10"

Laminate flooring, radiator, spotlighting, double-glazed window to the front aspect.

### BEDROOM THREE

11'5" x 8'5"

Laminate flooring, radiator, spotlighting, double-glazed window to the rear aspect.

### BATHROOM

Tiled flooring, tiled walls, spotlighting, radiator, airing cupboard, panelled bath with electric shower over, wash hand basin, WC, Velux window to the rear aspect.



### OUTSIDE

To the rear, the property features a tiled patio area, secluded by a wooden perimeter with access to a wooden shed.

### ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: TBC

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

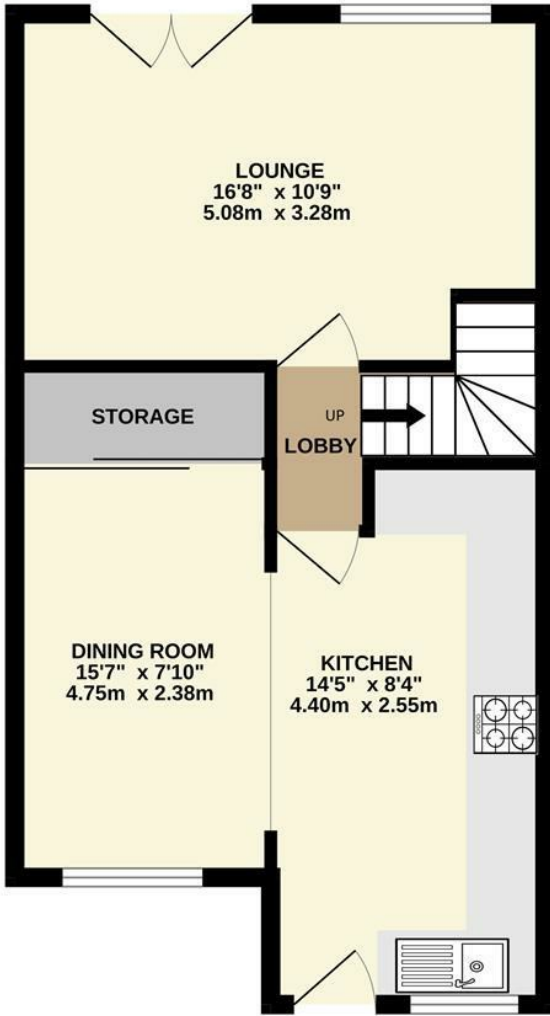
### FREEHOLD

### COUNCIL TAX BAND - B

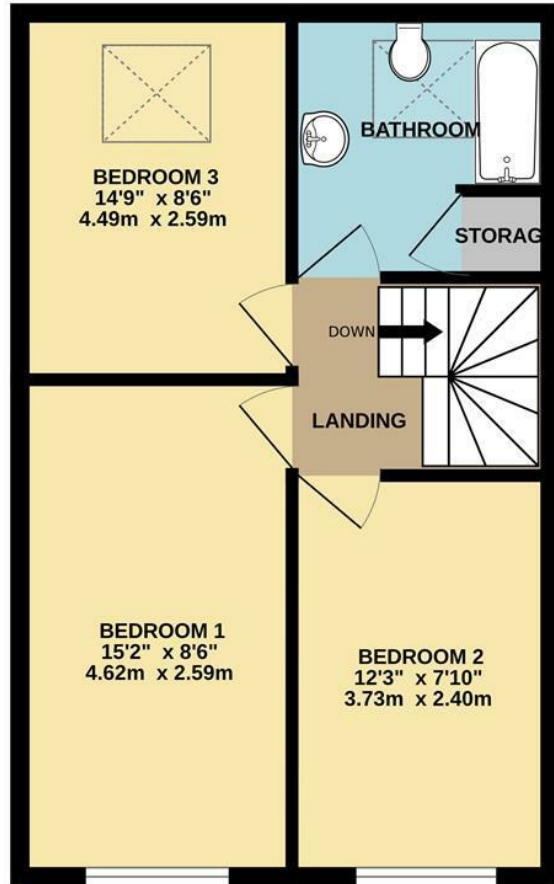




GROUND FLOOR  
458 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 884 sq.ft. (82.1 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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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