FOR SALE



KEYHAM LANE
LEICESTER
LE5 1FL

Offers Over

£325,000





FEATURES

- No chain
- Close to many local amenities
- Great transport links to the City Centre
- Spacious corner plot
- Potential to extend / develop (stpp)
- Driveway for multiple cars + garage to rear
- 3 Bedroom Semi-Detached House
- Extended kitchen / diner
- Lounge
- Family bathroom + shower room

3 2 1 D

SETHS

3 Bedroom Semi-Detached House for sale in Leicester

GROUND FLOOR

ENTRANCE HALLWAY
Lino flooring, radiator, staircase leading to first floor

LOUNGE
15'11" x 10'7"
Lino flooring, radiator, uPVC double glazed bay window, opening to kitchen / diner

KITCHEN / DINER
17'10" x 16'11" (max)
Wall and base units with worktops over, 5 ring gas hob with extractor hood, built-in oven, sink with mixer tap and drainer, plumbing for washing machine, plumbing for dishwasher, breakfast bar area, tiled flooring, partly tiled walls, uPVC double glazed window, uPVC double glazed French doors leading to rear garden.

SHOWER ROOM
WC, wash hand basin with mixer tap, shower cubicle, tiled flooring, partly tiled walls, towel radiator, extractor fan, uPVC double glazed window

FIRST FLOOR

BEDROOM 1
13'1" x 9'7"
Carpeted, radiator, fitted wardrobes, uPVC double glazed bay window

BEDROOM 2
10'9" x 9'9"
Carpeted, radiator, fitted wardrobes, uPVC double glazed window

BEDROOM 3
7'8" x 6'8"
Carpeted, radiator, uPVC double glazed window

BATHROOM
WC, wash hand basin with mixer tap, 'p-shaped' bathtub with mixer tap and shower overhead, tiled flooring, tiled walls, towel radiator, uPVC double glazed window.

OUTSIDE
To the front of the property is a paved driveway with space for multiple cars. To the rear of the property is a generous sized garden mainly laid to lawn with a single garage to the far end of the garden. There is ample land to extend / develop (subject to planning permission).

ADDITIONAL INFO
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: Full Fibre Broadband







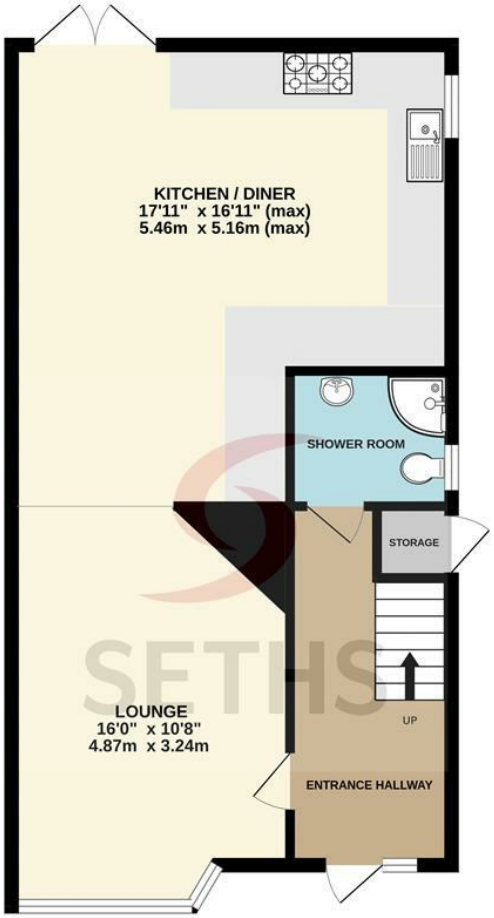




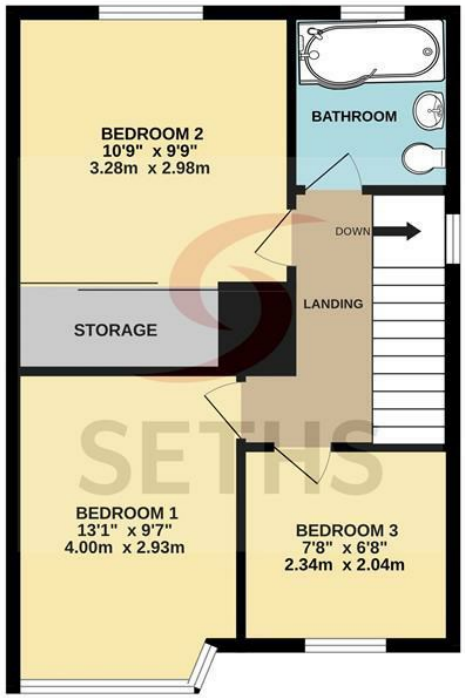




GROUND FLOOR



1ST FLOOR



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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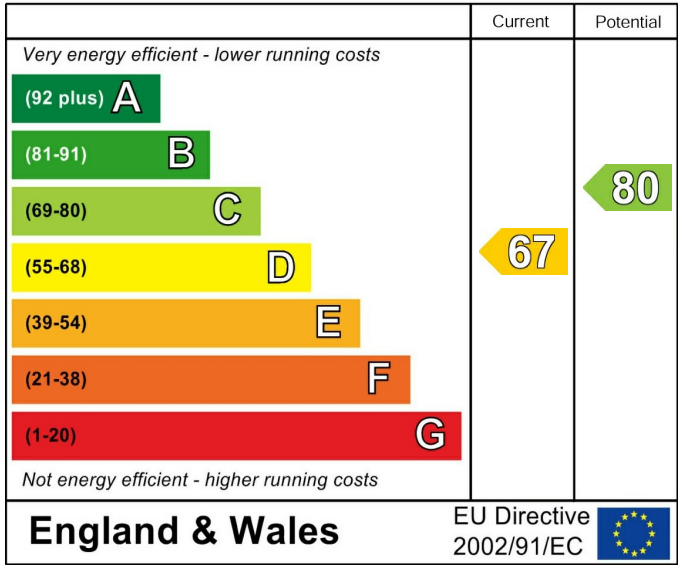
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Council Tax Band

B

Energy Efficiency Rating



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.

SETHS