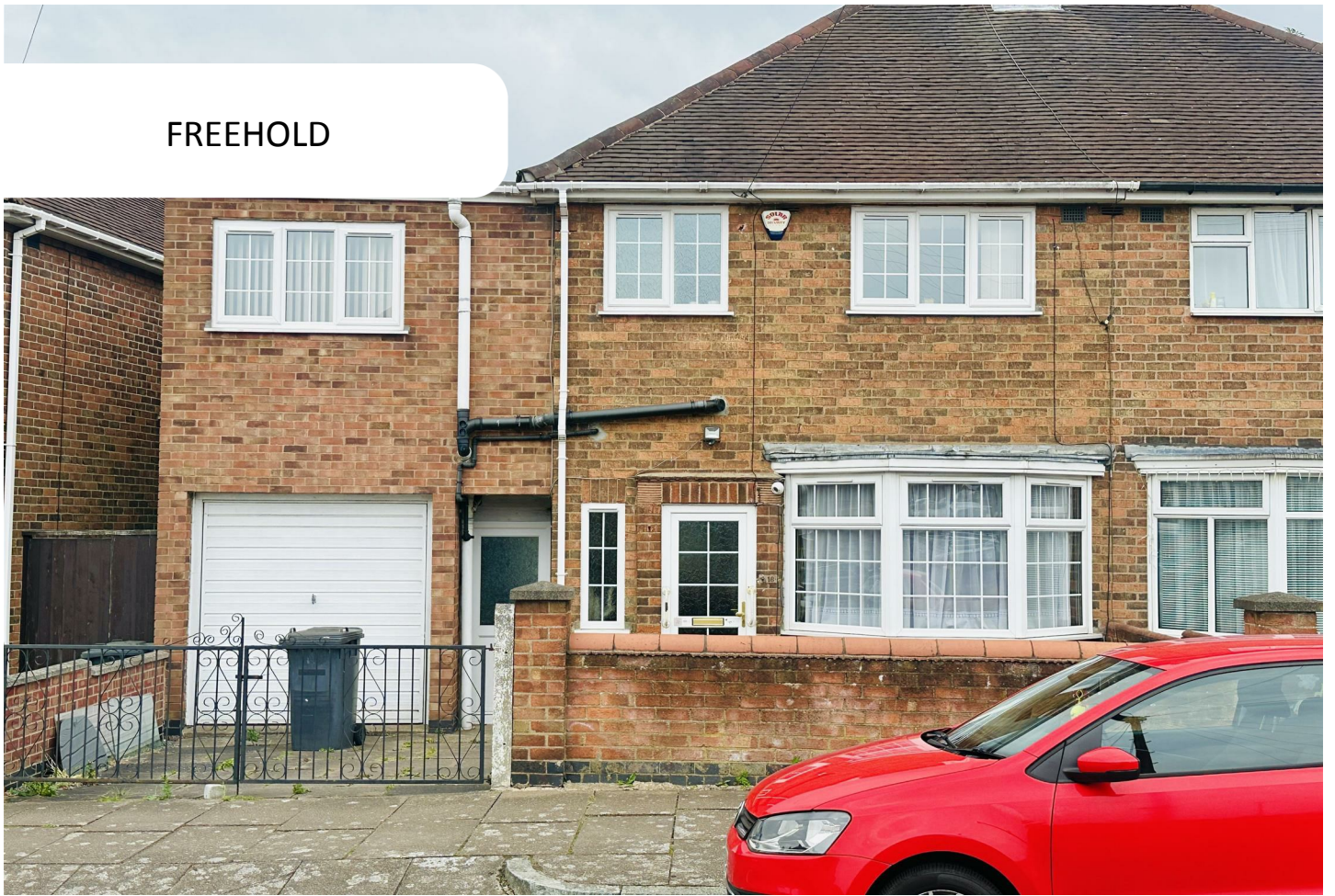


FREEHOLD



House - Semi-Detached (EPC Rating: C)

Egerton Avenue, Leicester, LE4 0DL

PRICE:

£375,000

 SETHS

 5  3  2  C

# 5 Bedroom House - Semi-Detached located

\*\*\* EXTENDED - SEMI DETACHED - IDEAL FAMILY HOME - NO CHAIN \*\*\*

A generously extended five-bedroom semi-detached property situated on a popular residential road, offered to the market with no onward chain.

The ground floor comprises a welcoming entrance hall, bay-fronted lounge, and an open-plan kitchen and dining area with double doors opening to the rear garden. A useful rear lobby provides access to a ground floor wet room and an internal door to the garage. The kitchen includes base and eye-level units, integrated appliances, and space for a washing machine and dishwasher.

Upstairs features five well-proportioned bedrooms, including a spacious rear-facing principal bedroom, along with a family bathroom and a separate WC. Outside, the property benefits from off-road parking, an attached garage with up-and-over door, and a low-maintenance rear garden.

An ideal family home offering flexible living space and scope for further personalisation.

## ENTRANCE HALL

15'0" x 4'11"

Laminate flooring, accessed via a UPVC door, double glazed window facing the front aspect. Carpeted stairs lead to the first floor. Provides access to the lounge, under-stairs storage, and kitchen/dining area.

## LOUNGE

14'4" x 9'11"

Laminate flooring, double glazed bay window facing the front aspect, radiator, storage cupboard.

## SITTING ROOM

10'7" x 9'11"

## KITCHEN & DINER

16'9" x 14'7"

Laminate flooring, open access into the kitchen. Radiator, double UPVC doors leading to the garden. Fitted with base and eye-level units, stainless steel sink, integrated gas burner with extractor over, integrated oven, gas-powered combination boiler, and partially tiled walls. Plumbing and space available for a washing machine and dishwasher. Double glazed window facing the rear aspect. Access to the lobby.

## LOBBY

8'10" x 2'6"

Provides access to the garage, garden via UPVC door, and the downstairs wet room.

## WET ROOM

7'11" x 5'7"

Vinyl flooring, partially tiled walls, toilet, wash hand basin, electric shower, radiator, double glazed window facing the rear aspect.

## GARAGE

up-and-over door, internal access via the lobby, and additional storage cupboard under the stairs.

## FIRST FLOOR

### LANDING

Composite flooring, hatch for loft access, access to all rooms on the first floor.

### BEDROOM ONE

11'8" x 10'0"

Carpeted flooring, inbuilt storage cupboards, double glazed window facing the front aspect, radiator.

### BEDROOM TWO

11'1" x 8'7"

Carpeted flooring, radiator, double glazed window facing the rear aspect.

### BEDROOM THREE

8'11" x 6'5"

Vinyl flooring, radiator, double glazed window facing the rear aspect.

### BEDROOM FOUR

9'11" x 7'8"

Vinyl flooring, radiator, double glazed window facing the front aspect.

### BEDROOM FIVE

12'8" x 9'5"

Carpeted flooring, inbuilt storage cupboard, radiator, double glazed window facing the rear aspect.

### W/C

Vinyl flooring, panel ceiling, spotlighting, toilet.



#### **FAMILY BATHROOM**

Tiled flooring, tiled walls, painted ceiling with spotlighting, wash hand basin with vanity unit, toilet, standard radiator, stand-up shower cubicle with electric shower, double glazed window facing the front aspect.

#### **OUTSIDE**

#### **FREEHOLD**

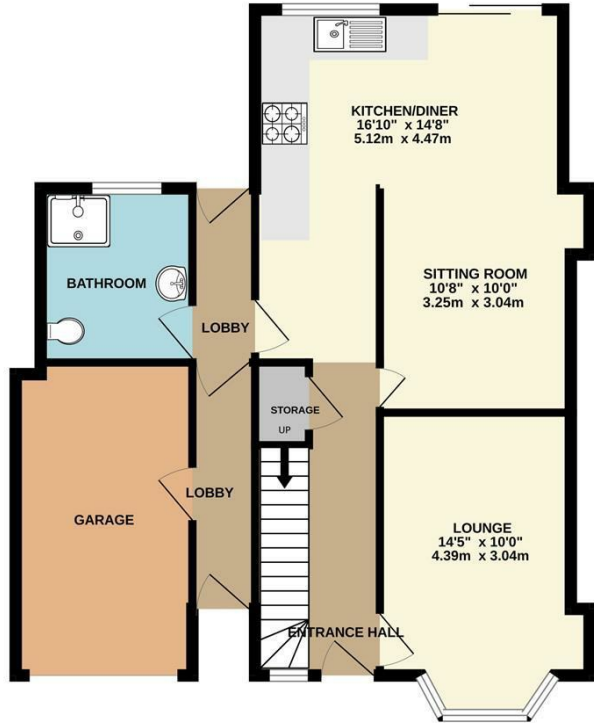
#### **COUNCIL TAX BAND - C**

#### **ADDITIONAL INFORMATION**

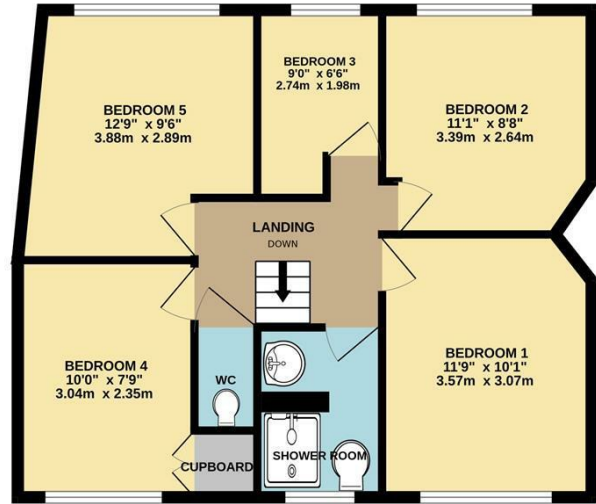




GROUND FLOOR



1ST FLOOR

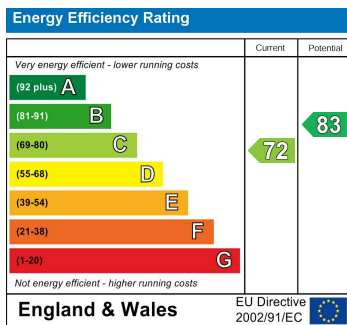


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Council Tax Band

**C**

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.

