

FOR SALE



KITCHENER ROAD NORTH EVINGTON LEICESTER LE5 4AW

£345,000

FEATURES

- Lovely family home
- Walking distance to schools, shops and places of worship
- Three Bedrooms
- Lounge
- Family bathroom + downstairs shower room
- Sought after location
- Extended town house
- Living Room
- Modern kitchen
- Low maintenance garden with outbuilding



 **SETHS**

3 Bedroom Town House for sale in Leicester

GROUND FLOOR

PORCH

ENTRANCE HALLWAY

LIVING ROOM

15'2" x 11'6"

Carpeted, long standing radiator, uPVC double glazed bay window

LOUNGE

12'1" x 11'1"

Carpeted, long standing radiator, understairs storage cupboard, opening to kitchen, access to downstairs shower room

KITCHEN

14'9" x 13'0"

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

SHOWER ROOM

WC, wash hand basin with mixer tap and vanity units, shower cubicle, tiled flooring, tiled walls, towel radiator, uPVC double glazed window

FIRST FLOOR

BEDROOM 1

15'1" x 9'3"

Carpeted, x5 radiators, uPVC double glazed bay window

BEDROOM 2

10'2" x 9'9"

Carpeted, radiator, uPVC double glazed window

BEDROOM 3

8'0" x 7'3"

Carpeted, radiator, uPVC double glazed window

BATHROOM

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

OUTSIDE

To the rear of the property is a low maintenance garden with wooden fence surrounds. There is also access to an outbuilding which has electrics and a uPVC double glazed window / door.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: B

Council Tax Band: A

Council Tax Rate: £1,685.83

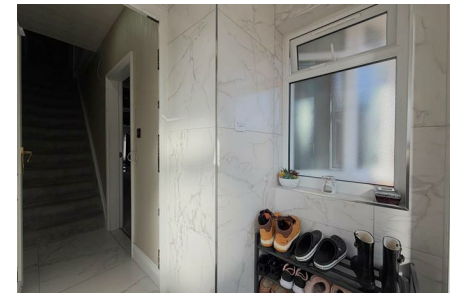
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband

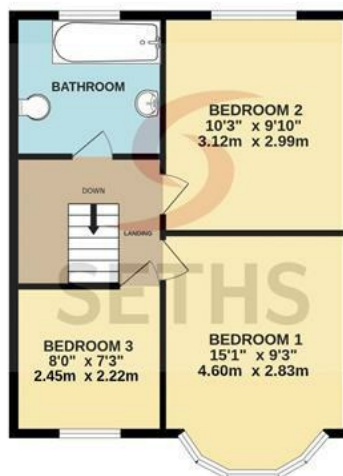


UPPINGHAM ROAD SALES | 20 LOUGHBOROUGH ROAD, LEICESTER, LE4 5LD

GROUND FLOOR



1ST FLOOR



Call us on

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Council Tax Band

A

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(69-80) C		
(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.

SETHS