

FREEHOLD



House - Semi-Detached (EPC Rating: B)

**BROOMFIELD CRESCENT, STADIUM ESTATE,  
LEICESTER, LE4 0EN**

**Offers Over**

**£260,000**



# 2 Bedroom House - Semi-Detached located

**\*\*\* RECENTLY BUILT - NO ONWARD CHAIN - TWO BEDROOMS - OFF ROAD PARKING \*\*\***

Seths are proud to market this modern 2 Bedroom Semi-Detached Home, located on Broomfield Crescent and offered to the market with no onward chain.

Upon entering, the hallway provides access to a fitted kitchen with a range of wall and base units, integrated gas hob with oven and extractor, and space for further appliances. The entrance hall also allows access to a convenient downstairs WC, a useful storage cupboard, and a spacious lounge with French doors opening out into the rear garden.

On the first floor, there are two well-proportioned bedrooms along with a family bathroom, fitted with a bathtub with mixer shower, wash hand basin and WC.

Externally, the property benefits from off-road parking for two vehicles. The rear garden features a patio area leading onto a lawn, all enclosed by timber fencing with side gated access to the front.

This property is ideally suited for first-time buyers, small families, or investors looking for a well-presented home in a popular residential location.

Contact Seths today to arrange a viewing - 016 266 9977

## GROUND FLOOR

### ENTRANCE HALL

14'6" x 6'7"

Finished with LVT flooring, radiator, and stairs leading to the first floor. Provides access to the kitchen, lounge, downstairs WC, and a storage cupboard. Entry via composite front door.

### KITCHEN

9'8" x 6'5"

LVT flooring with a range of base and eye-level units. Includes an integrated four-ring gas hob with oven and extractor over, stainless steel sink, and space for a fridge. Gas-powered combination boiler installed. Plumbing and space available for a washing machine. Double glazed window faces the front aspect.

### W/C

5'9" x 3'1"

LVT flooring, wash hand basin, radiator, and toilet.

### LOUNGE

13'1" x 11'6"

Carpeted flooring, two radiators, and double glazed windows to multiple aspects. Double doors open into the rear garden.

## FIRST FLOOR

## LANDING

Carpeted flooring, providing access to all rooms on the first floor.

### BEDROOM ONE

13'2" x 10'5"

Carpeted flooring, radiator, and double glazed window to the front aspect.

### BEDROOM TWO

Carpeted flooring, radiator, and double glazed window facing the front aspect.

### BATHROOM

6'7" x 5'9"

Finished with LVT flooring, partially tiled walls, and fitted with a toilet, wash hand basin, and poly bath with mixer shower over. Radiator and double glazed window to rear aspect.

## OUTSIDE

To the rear, the property features a slabbed patio area leading onto a mainly lawned garden. The garden is enclosed by wooden fencing along the perimeter, with a wooden gate providing access to the front aspect.

## FREEHOLD

## COUNCIL TAX BAND - B

## ADDITIONAL INFORMATION

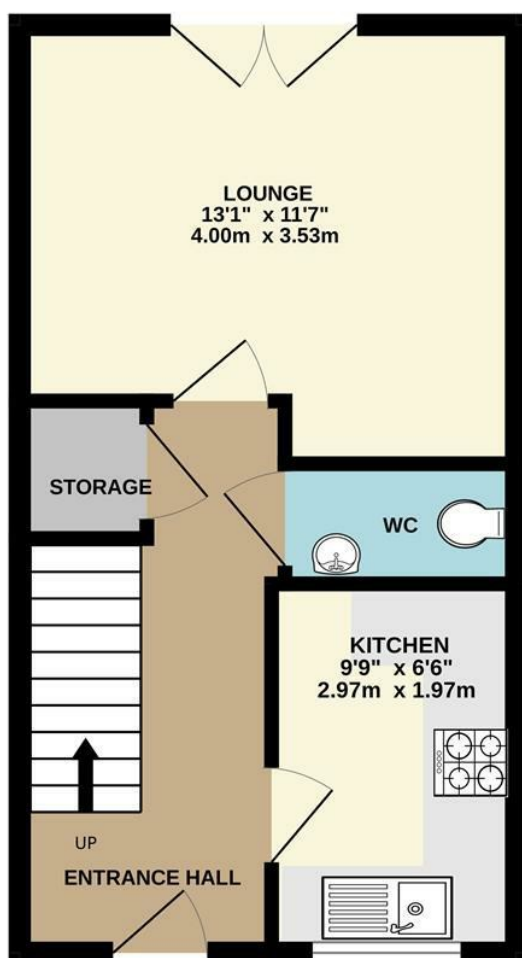




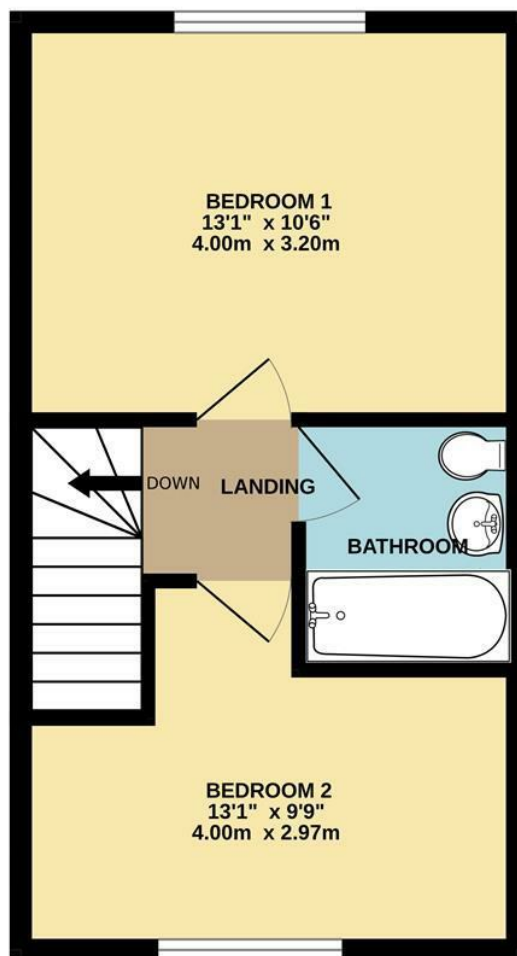
Tenure: Freehold  
 EPC rating: B  
 Council Tax Band: B (Leicester)  
 Council Tax Rate: £1,872.67  
 Mains Gas: Yes  
 Mains Electricity: Yes  
 Mains Water: Yes  
 Mains Drainage: Yes  
 Broadband availability: Superfast Fibre Broadband



GROUND FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



1ST FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



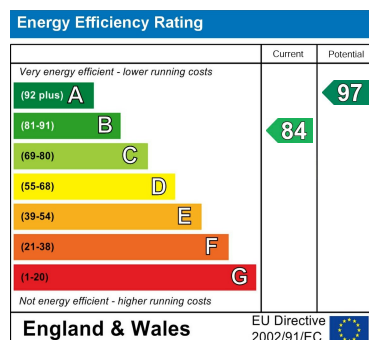
TOTAL FLOOR AREA : 643 sq.ft. (59.7 sq.m.) approx.

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



Call us on

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**sales@seths.co.uk**

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