

FOR SALE



GREEN LANE CLOSE
NORTH EVINGTON
LEICESTER
LE5 4NJ

£325,000

FEATURES

- No chain
- Extended Semi Detached House
- Driveway for 2 cars
- Office / Study
- Family bathroom + downstairs WC
- 3 Bedrooms
- Sought after location close to many local amenities
- Lounge
- Extended kitchen / diner
- Spacious garden with outbuilding



 **SETHS**

3 Bedroom Semi Detached House for sale in Leicester

GROUND FLOOR

ENTRANCE AREA

Laminate flooring, radiator, uPVC double glazed window

LOUNGE

16'7" x 11'11"

Laminate flooring, radiator, gas fireplace, uPVC double glazed bay window

KITCHEN / DINER

18'1" (max) x 16'8" (max)

Wall and base units with worktops over, 5 ring gas hob with built-in oven and extractor hood, sink with mixer tap and drainer, space for fridge/freezer, plumbing for washing machine, space for dining table, space for tumble dryer, tiled flooring, partly tiled walls, skylight window, x3 uPVC double glazed windows, uPVC double glazed door leading to side, uPVC double glazed French doors leading to rear garden

OFFICE / STUDY

10'6" x 6'7"

Laminate flooring, radiator, uPVC double glazed window

WC

WC, wash hand basin with mixer tap and vanity units, tiled flooring, uPVC double glazed window

FIRST FLOOR

BEDROOM 1

11'11" x 11'5"

Carpeted, radiator, skylight window, uPVC double glazed window

BEDROOM 2

12'0" (max) x 9'6"

Carpeted, radiator, uPVC double glazed window

BEDROOM 3

12'8" (max) x 7'0"

Carpeted, radiator, uPVC double glazed window

BATHROOM

WC, wash hand basin with mixer tap, "p shaped bathtub" with mixer tap and shower overhead, vinyl flooring, partly tiled walls, extractor fan, uPVC double glazed window

OUTSIDE

To the front of the property is a paved driveway with space for 2 cars. To the rear of the property is a good sized garden partly gravelled, partly laid to lawn with wooden fence surrounds. There is the added benefit of an outbuilding to the far end of the garden.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: C

Council Tax Band: A

Council Tax Rate: £1,685.83

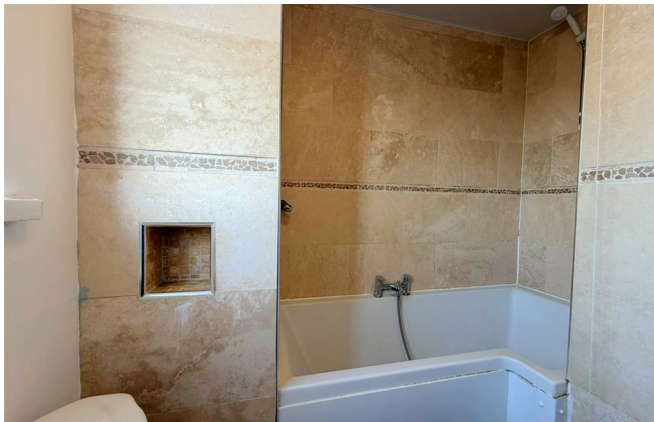
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

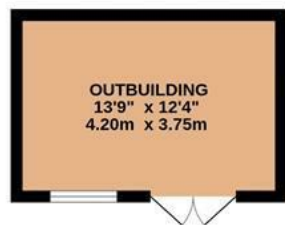
Mains Drainage: Yes

Broadband availability: Full Fibre Broadband

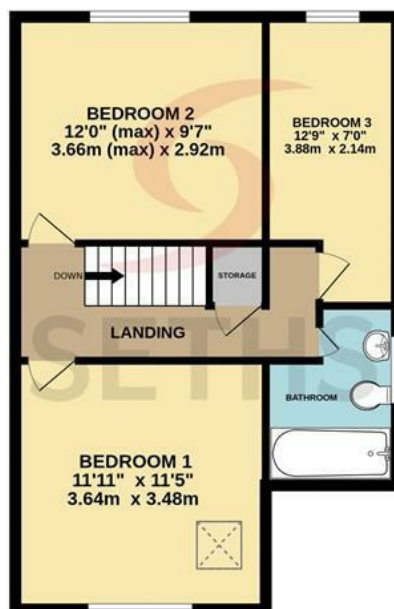


UPPINGHAM ROAD OFFICE SALES | 265 UPPINGHAM ROAD, LEICESTER, LE5 4DG

GROUND FLOOR



1ST FLOOR



Call us on

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www.seths.co.uk

Council Tax Band

A

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	75
(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**