

FOR SALE



CROWN HILLS AVENUE NORTH EVINGTON LEICESTER LE5 4HE

Offers Over

£325,000

FEATURES

- No chain
- Sought after LE5 location
- Living Room
- Extended Kitchen
- Spacious rear garden
- 3 Bedroom Semi Detached House
- Close proximity to schools, shops and places of worship
- Lounge / Diner
- Family bathroom
- Off road parking



 **SETHS**

3 Bedroom Semi Detached House for sale in Leicester

GROUND FLOOR

PORCH

ENTRANCE HALLWAY

Carpeted, radiator, staircase leading to first floor, understairs storage cupboard

LIVING ROOM

13'2" x 10'11"

Carpeted, radiator, uPVC double glazed bay window, uPVC double glazed French doors leading to lounge / diner.

LOUNGE / DINER

18'4" (max) x 17'0" (max)

Carpeted, x2 radiators, fireplace, uPVC double glazed window, doors leading to utility room and kitchen

KITCHEN

12'2" x 7'1"

Wall and base units with worktops over, 4 ring hob with built-in oven and extractor hood, sink with mixer tap and drainer, plumbing for washing machine, space for fridge/freezer, space for dishwasher, tiled flooring, partly tiled walls, radiator, x2 uPVC double glazed windows

UTILITY ROOM

6'8" x 6'0"

Wash hand basin with splashback tiles, carpeted

SHOWER ROOM

WC, shower cubicle with mixer valve, vinyl flooring, single glazed window

LEAN TO

17'2" x 7'11"

FIRST FLOOR

BEDROOM 1

10'9" x 10'0"

Carpeted, radiator, fireplace, uPVC double glazed window

BEDROOM 2

12'6" x 9'11"

Carpeted, radiator, uPVC double glazed window

BEDROOM 3

7'2" x 6'10"

Carpeted, radiator, uPVC double glazed window

BATHROOM

WC wash hand basin with mixer tap, bathtub with mixer tap and showerhead, vinyl flooring, partly tiled walls, standing radiator, uPVC double glazed window.

OUTSIDE

To the front of the property is a slabbed driveway with space for one car (potential for two). To the rear of the property is a spacious garden mainly laid to lawn with a slabbed pathway leading to the rear. The garden is secluded by wooden fencing running along one side of the perimeter and low level concrete wall on the other.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: tbc

Council Tax Band: B

Council Tax Rate: £1,966.81

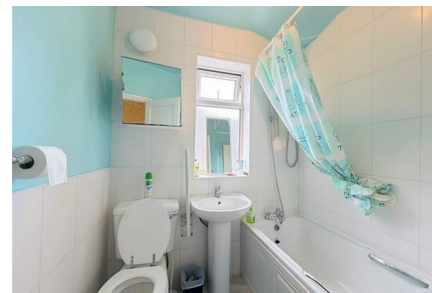
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

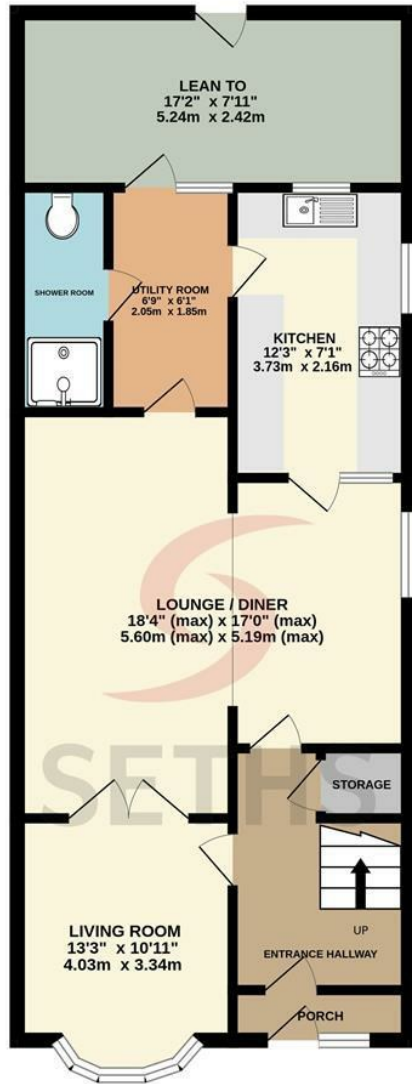
Mains Drainage: Yes

Broadband availability: Full Fibre Broadband

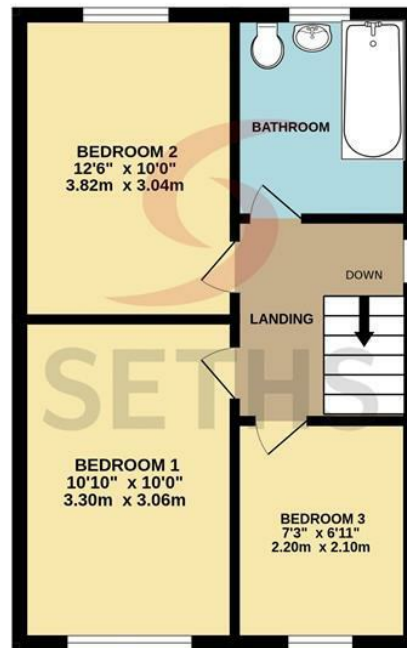


UPPINGHAM ROAD OFFICE SALES | 265 UPPINGHAM ROAD, LEICESTER, LE5 4DG

GROUND FLOOR



1ST FLOOR



Call us on
0116 266 9977

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www.seths.co.uk

Council Tax Band
B



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.

