





House - Detached (EPC Rating: A)

Ashcott Avenue, Stadium Estate, Leicester, LE4 0ER

PRICE:

£300,000

SETHS

3 2 1 A

3 Bedroom House - Detached located in Leicester

***** THREE BEDROOMS - OFF ROAD PARKING - ELECTRIC CAR CHARGING - SOLAR PANELS - DETACHED****

Seths Estate Agents are pleased to bring to market this well-maintained three-bedroom detached home located on Ashcott Avenue in the Stadium Estate, Leicester. Owned by the current owners since new, the property benefits from owned solar panels to the front and rear roof with a battery system, an electric car charger and a driveway for two vehicles, making it an energy-efficient and practical family home.

To the front, a driveway provides off-road parking for two vehicles with an electric car charging point and access to the property via a composite door. To the rear, the garden is accessed via double doors from the kitchen and diner.

Internally, the ground floor comprises an entrance hall, a downstairs WC, a lounge, and a kitchen and diner with integrated appliances, a dishwasher and a washing machine. To the first floor are three bedrooms, including a principal bedroom with en-suite shower room and built-in storage, a family bathroom, and a landing with a fully boarded loft accessed via a ladder.

Contact Seths Estate Agents 0116 266 2966.

GROUND FLOOR

ENTRANCE HALL
Finished with LVT flooring, composite entrance door, radiator and stairs leading to the first floor. Access to the WC and lounge.

W/C
Finished with LVT flooring, toilet, wash hand basin and radiator.

LOUNGE
16'0" x 11'5"
Finished with carpeted flooring, radiator, double glazed windows facing the front and side aspects, underfloor heating and spotlighting. Access into the kitchen diner.

KITCHEN/DINER
14'10" x 10'5"
Finished with LVT flooring, radiator, integrated fridge and freezer, spotlighting, base and eye-level units, integrated hob with oven and extractor, gas-powered combination boiler, dishwasher, stainless steel sink and washing machine. Double glazed window facing the rear aspect, dining area, built-in storage, double glazed double doors providing access to the garden and storage cupboard located under the stairs.

FIRST FLOOR

LANDING
Carpeted flooring, radiator, hatch providing access to the loft, storage cupboard located over the stairs and access to all first-floor rooms. The loft is fully boarded and benefits from a ladder.

BEDROOM ONE
11'9" x 8'2"
Finished with carpeted flooring, radiator, double glazed window facing the front aspect, built-in storage cupboard and access to the en-suite.

ENSUITE
Tiled flooring, partially tiled walls, toilet, wash hand basin, stand-up shower cubicle with electric shower and double glazed window facing the side aspect.

BEDROOM TWO
9'6" x 8'5"
Carpeted flooring, radiator and double glazed window facing the rear aspect.

BEDROOM THREE
8'8" x 6'2"
Carpeted flooring, radiator and double glazed window facing the front aspect.



BATHROOM
6'2" x 5'6"
Tiled flooring, partially tiled walls, toilet, wash hand basin, heated towel radiator, panelled bath and double glazed window facing the rear aspect.

OUTSIDE
To the front, the property benefits from a driveway providing parking for two vehicles, an electric vehicle charging point and a wooden gate providing access into the garden. Entrance to the property is via a composite door.

To the rear, there is a slabbed patio area and grass lawn, enclosed by wooden fencing.

FREEHOLD

COUNCIL TAX BAND - C

ADDITIONAL INFORMATION
Tenure: Freehold
EPC rating: A
Council Tax Band: C (Leicester)
Council Tax Rate: £2,247.78

Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Superfast Fibre Broadband


COOKIN



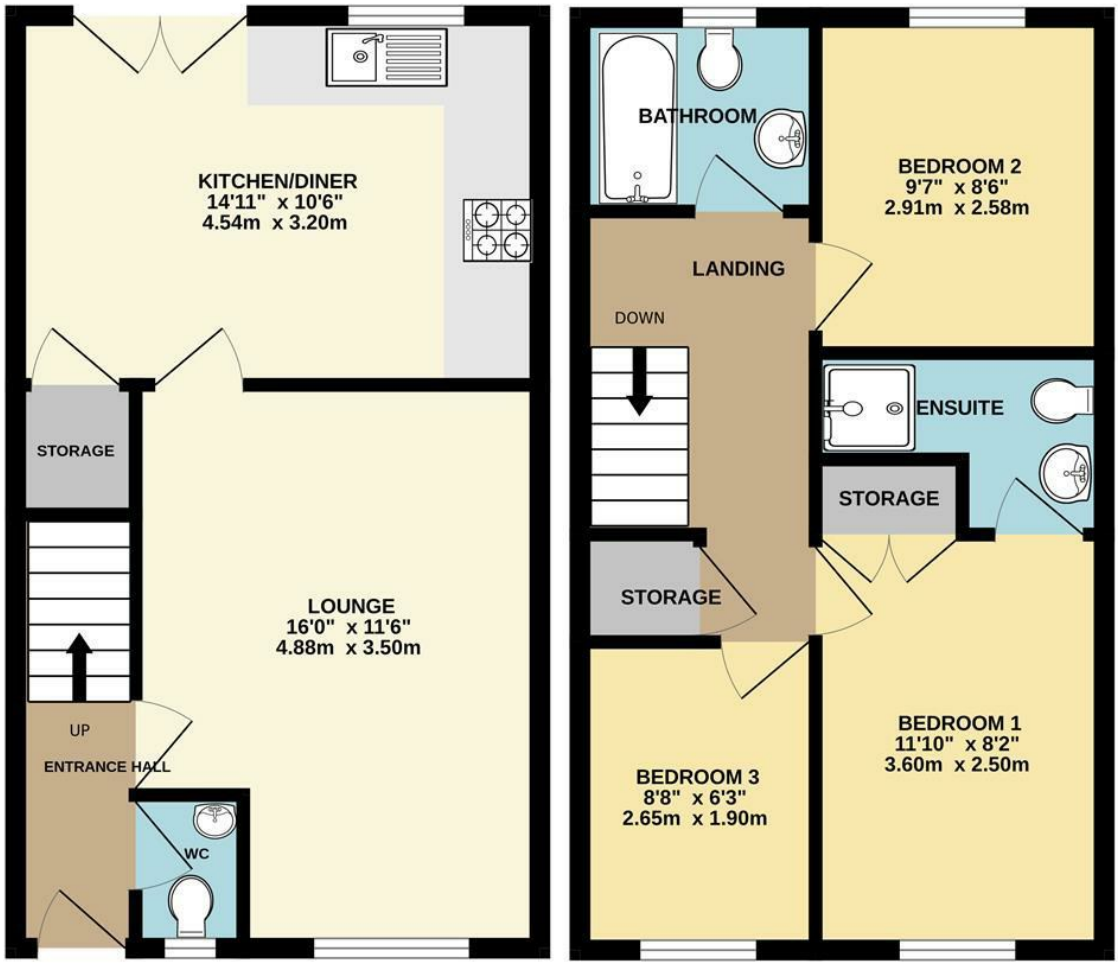






GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.

1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



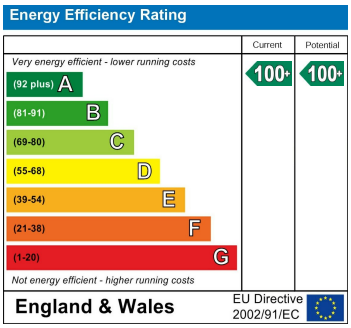
TOTAL FLOOR AREA : 789 sq.ft. (73.3 sq.m.) approx.

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

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.

SETHS