

FREEHOLD



House - Semi-Detached (EPC Rating:)

**DUNHOLME ROAD, NORTHFIELDS, LEICESTER,
LE4 9BW**

PRICE:

£300,000



3 Bedroom House - Semi-Detached located in Leicester

*** THREE BEDROOMS - CORNER PLOT - SEMI DETACHED - POTENTIAL TO EXTEND (STPP) ***

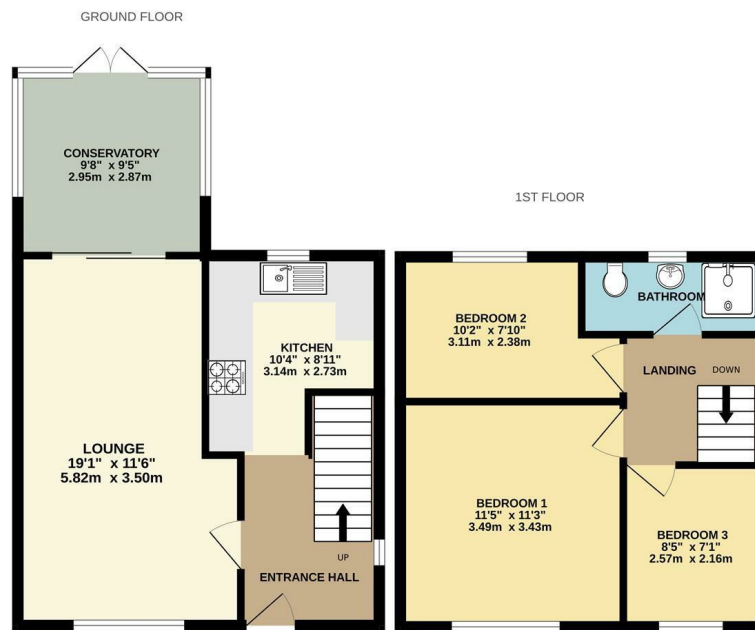
Seths Estate Agents are pleased to present this three-bedroom semi-detached home situated on a generous corner plot on Duncombe Road in Northfield. The property benefits from a large front garden with potential for off-road parking for multiple vehicles, subject to the relevant permissions.

The accommodation comprises an entrance hall with storage, a spacious lounge with feature fireplace and sliding doors opening into the conservatory, and a fitted kitchen with base and eye-level units, integrated oven, microwave and gas hob, and space for appliances. The conservatory offers additional living space with plumbing available for an appliance and access to the rear garden.

To the first floor are three bedrooms, including two doubles with built-in storage, and a recently installed modern shower room completed within the last eight months. The landing also provides access to a boarded loft with drop-down ladder.

Outside, the rear garden is paved and gravelled for low maintenance, with a brick-built storage shed and enclosed by wooden fencing. To the front, the property sits on a sizeable corner plot offering a large garden area with scope for parking.

Please call Seths today to arrange a viewing.



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

A

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus)	A		
(81-91)	B		
(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	

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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.

