

FREEHOLD



House - Terraced (EPC Rating: B)

Clevedon Crescent, Leicester, LE4 9BT

PRICE:

£285,000

 SETHS

 4  2  2  B

4 Bedroom House - Terraced located

*** OUTBUILDING/ ENSUITE BEDROOM - OFF ROAD PARKING - FOUR BEDROOMS - NORTHFIELDS ***

Seths Estate Agents are pleased to bring to market this four-bedroom mid-terraced home located on Clevedon Crescent in the popular residential area of Northfields, Leicester.

The property benefits from off-road parking for one vehicle and a particularly unique feature — a self-contained bedroom with en-suite situated in the rear garden, making this an ideal opportunity for families requiring additional independent accommodation.

To the rear, the garden houses a self-contained bedroom with its own en-suite shower room — a rare and highly practical feature. The garden also provides direct access from the kitchen via a UPVC door.

Internally, the ground floor comprises a lounge with a bay window to the front, an open-plan dining area leading into the kitchen, and a convenient downstairs bathroom. To the first floor are three well-proportioned bedrooms and a landing with loft access.

Contact Seths today to arrange a viewing

GROUND FLOOR

LOUNGE

13'2" x 11'1"

Laminate flooring, radiator, fireplace, double-glazed bay window to the front aspect.

DINING ROOM

8'11" x 7'3"

Vinyl flooring, radiator, storage cupboard beneath the stairs, open access through to the kitchen. Provides access to the downstairs bathroom.

KITCHEN

9'6" x 9'1"

Laminate flooring, base and high-level units, four-ring gas hob with oven and integrated extractor over, stainless steel sink, space for large fridge freezer, space and plumbing for washing machine, partially tiled walls, double-glazed window to the side aspect. uPVC door providing access to the rear garden.

BATHROOM

7'8" x 4'11"

Vinyl flooring, partially tiled walls, standing radiator, corner panelled bath, wash hand basin, WC, double-glazed window to the side aspect.

FIRST FLOOR

LANDING

9'9" x 6'7"

Laminate flooring, loft hatch. Provides access to all first-floor rooms.

BEDROOM ONE

13'3" x 11'3"

Laminate flooring, radiator, built-in storage cupboards, storage cupboard over the stairs housing the gas combination boiler, double-glazed window to the front aspect.

BEDROOM TWO

9'10" x 9'4"

Laminate flooring, radiator, double-glazed window to the rear aspect.

BEDROOM THREE

6'9" x 6'7"

Laminate flooring, radiator, double-glazed window to the rear aspect.

OUTSIDE

To the rear, the property benefits from a paved garden, secluded by a brick-built perimeter. The garden provides access to a storage shed and the outbuilding/bedroom.



OUTBUILDING / BEDROOM

11'2" x 7'5"

Carpeted flooring, radiator, accessed from the rear garden. Provides access to the en-suite.

EN SUITE

FREEHOLD

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: B

Council Tax Band: A (Leicester)

Council Tax Rate: £1,685.83

Mains Gas: Yes

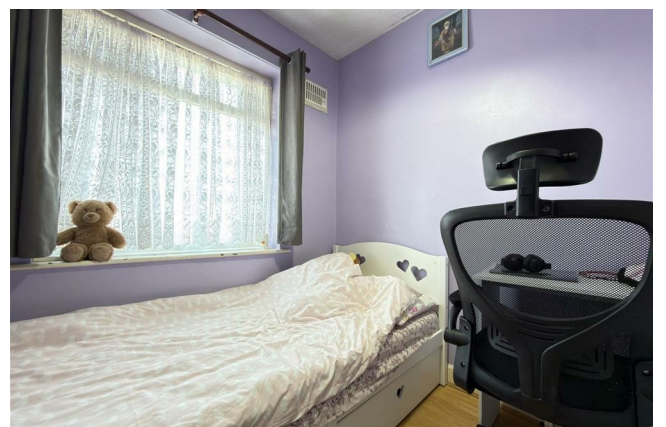
Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

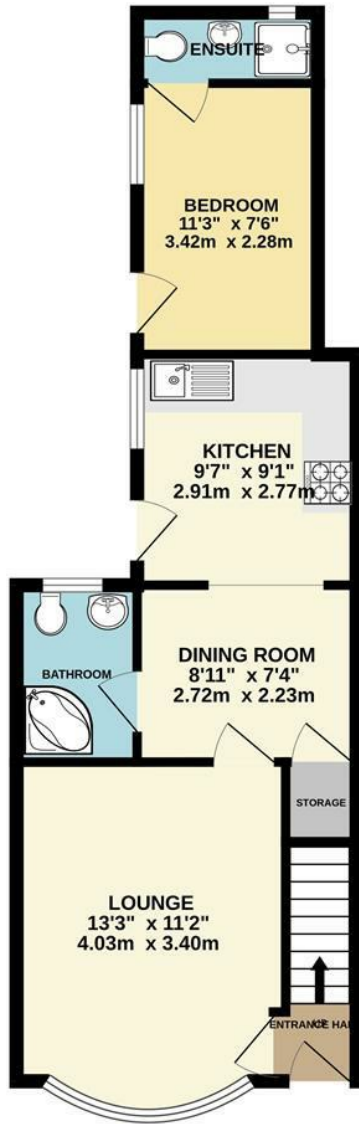
Broadband availability: Superfast Fibre Broadband

COUNCIL TAX BAND - A

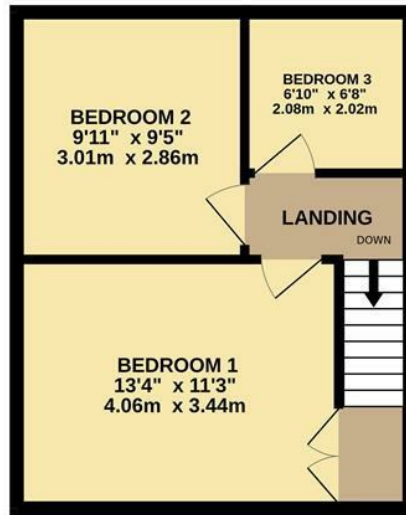




GROUND FLOOR
489 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



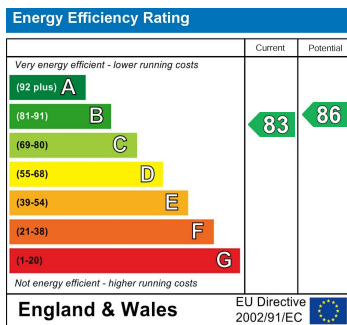
TOTAL FLOOR AREA: 823 sq.ft. (76.5 sq.m.) approx.

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

A

Energy Performance Graph



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