

FOR SALE



LYME ROAD  
EVINGTON  
LEICESTER  
LE2 1QF

£275,000

FEATURES

- Freehold
- Walking distance to many local amenities
- Four bedrooms
- Mid Terraced House
- Sitting Room
- Dining Room
- Kitchen
- Shower Room
- WC
- Gas central heating



 **SETHS**

# 4 Bedroom Mid Terraced House for sale in Leicester

## GROUND FLOOR

### SITTING ROOM

11'0" x 9'2"

Laminate flooring, radiator, uPVC double glazed window

### DINING ROOM

14'7" (max) x 10'5"

Laminate flooring, radiator, understairs storage cupboard, staircase leading to first floor, uPVC double glazed window

### KITCHEN

11'11" x 5'7"

Wall and base units with worktops over, 4 ring gas hob with extractor hood, sink with mixer tap and drainer, plumbing for washing machine, space for fridge/freezer, radiator, lino flooring, partly tiled walls, uPVC double glazed window

### LOBBY

Access to rear year

### SHOWER ROOM

WC, wash hand basin with mixer tap and vanity units, corner shower cubicle, tiled walls, radiator, uPVC double glazed window

## FIRST FLOOR

### BEDROOM 1

12'0" (max) x 11'1"

Carpeted, radiator, uPVC double glazed window

### BEDROOM 2

11'6" x 8'11"

Carpeted, radiator, uPVC double glazed window

### WC

WC, wash hand basin, laminate flooring, uPVC double glazed window

### BEDROOM 3

8'11" x 5'8"

Carpeted, radiator, uPVC double glazed window

## SECOND FLOOR

### BEDROOM 4 (LOFT)

18'5" x 10'5"

Carpeted, radiator, x2 skylight windows

### OUTSIDE

Small rear yard with wooden fence and brock walls surround.

### ADDITIONAL INFO

Tenure: Freehold

EPC rating: E

Council Tax Band: A

Council Tax Rate: £1,685.83

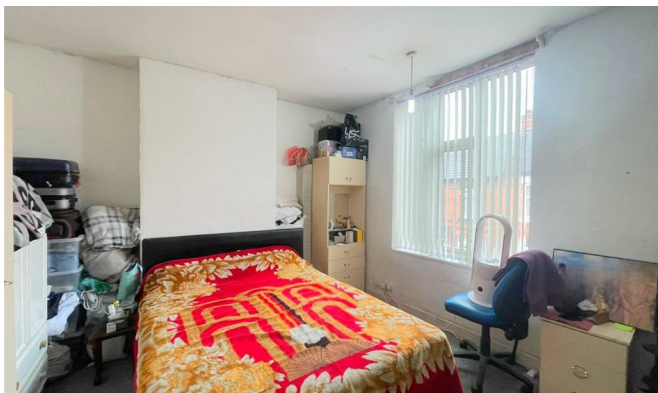
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband



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

Call us on

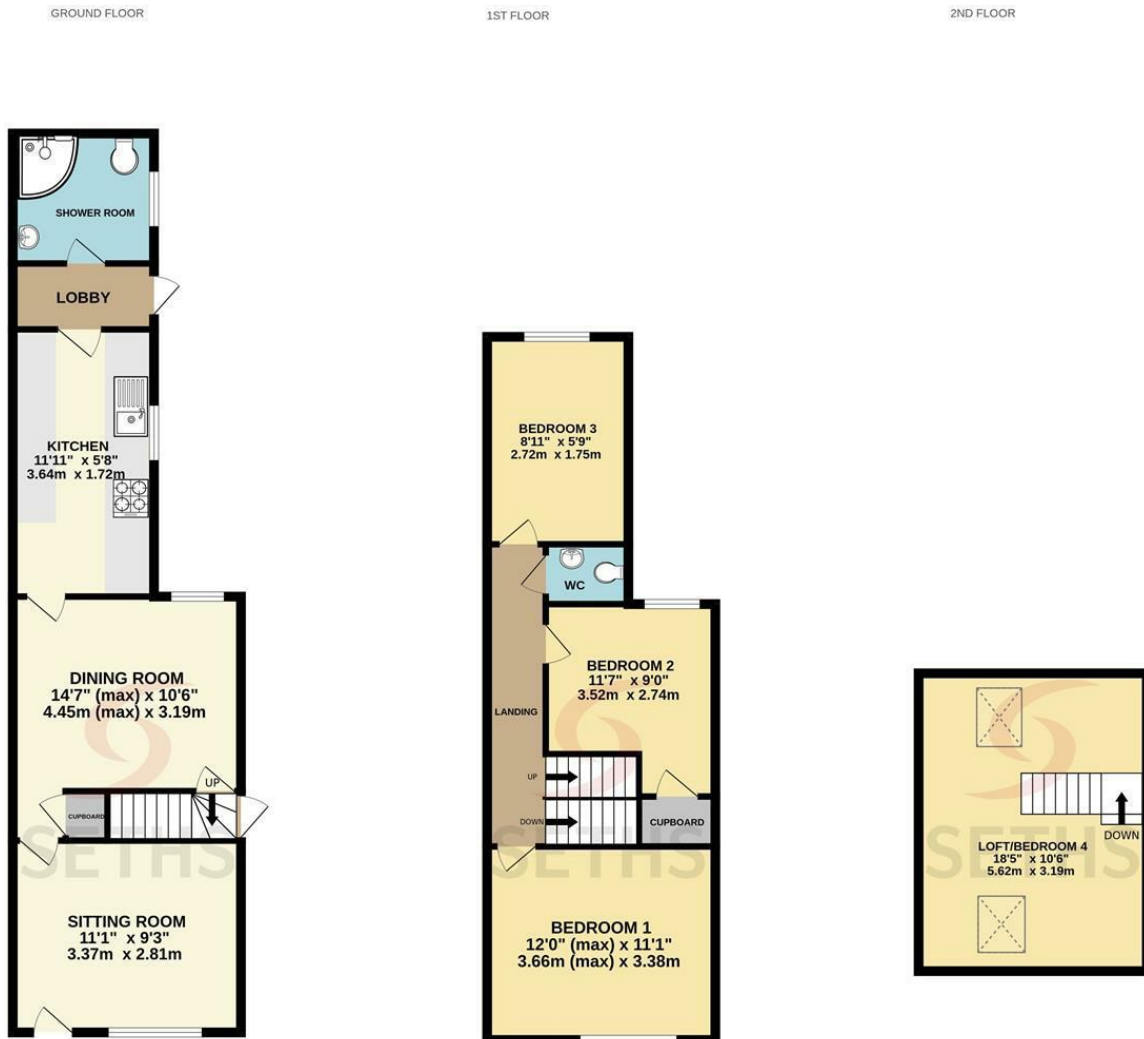
0116 266 9977

info@seths.co.uk

www.seths.co.uk

Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

