

FOR SALE



BARRY ROAD
NETHERHALL
LEICESTER
LE5 1FB

£350,000

FEATURES

- Freehold
- Popular location with local amenities nearby
- Corner property
- Breakfast kitchen
- Family shower room + downstairs WC
- 4 Bedrooms inc an ensuite
- Double storey extended
- Spacious lounge + living room
- Ample parking space
- Rear garden



 **SETHS**

4 Bedroom Semi Detached House for sale in Leicester

GROUND FLOOR

ENTRANCE HALLWAY

Laminate flooring, radiator, staircase leading to first floor

LIVING ROOM

15'5" x 13'2"

Laminate flooring, radiator, uPVC double glazed window

BREAKFAST KITCHEN

15'1" x 9'2"

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

LOUNGE

13'6" x 11'11"

Laminate flooring, radiator, uPVC double glazed window, uPVC double glazed French doors leading to rear garden

WC

WC, wash hand basin with mixer tap and vanity units, vinyl flooring, tiled walls, towel radiator, uPVC double glazed window

FIRST FLOOR

BEDROOM 1

12'2" x 8'7"

Laminate flooring, radiator, storage cupboard, uPVC double glazed window

BEDROOM 2

12'11" x 10'3" (max)

Laminate flooring, radiator, fitted wardrobes, uPVC double glazed window

BEDROOM 3

17'7" x 9'3"

Laminate flooring, radiator, storage cupboard, ensuite, uPVC double glazed window

ENSUITE

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

BEDROOM 4

9'4" x 7'3"

Laminate flooring, radiator, uPVC double glazed window

SHOWER ROOM

WC, wash hand basin with mixer tap, shower cubicle, tiled flooring, tiled walls, towel radiator, extractor fan, uPVC double glazed window

OUTSIDE

To the front of the property is a good sized driveway providing off road parking for 4 cars. To the rear of the property is a low maintenance garden mainly paved with wooden fence surrounds.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: C

Council Tax Band: A

Council Tax Rate: £1,685.83

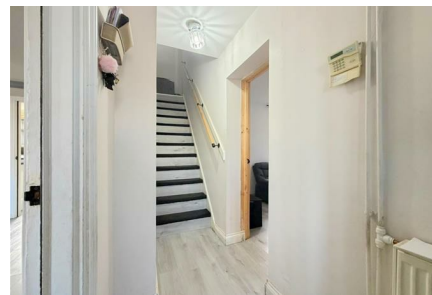
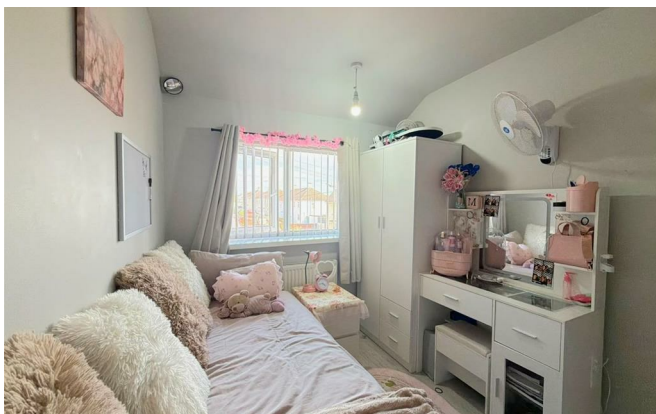
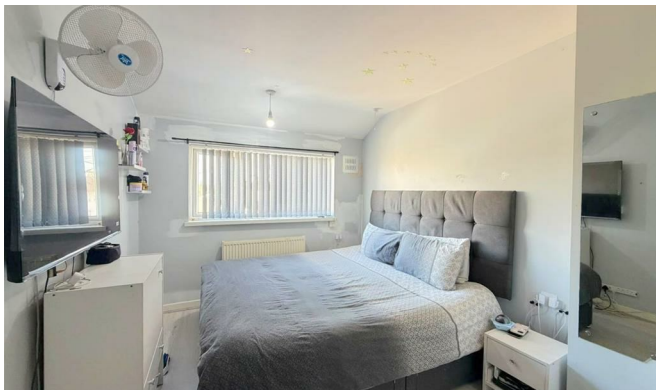
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband



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Call us on
0116 266 9977

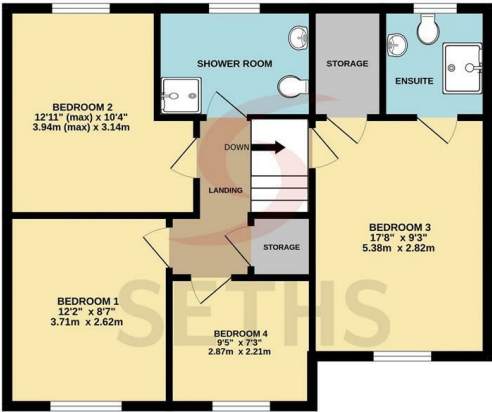
info@seths.co.uk
www.seths.co.uk

Council Tax Band
A

GROUND FLOOR



1ST FLOOR



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	

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.

