

FOR SALE



# BLANKLYN AVENUE LEICESTER LE5 5FA

Offers Over

## £410,000

### FEATURES

- 4 Bedrooms inc an ensuite
- Extended Semi Detached House
- Sought after location
- Within walking distance to schools, shops and places of worship
- Three storey
- Driveway for 2 cars
- Living Room + Spacious Lounge / Diner
- Kitchen
- Family bathroom + downstairs shower room
- Low maintenance rear garden



 **SETHS**

# 4 Bedroom Semi Detached House for sale in Leicester

## GROUND FLOOR

### PORCH

### ENTRANCE HALLWAY

Laminate flooring, radiator, staircase leading to first floor

### LIVING ROOM

12'9" x 10'5"

Laminate flooring, radiator, uPVC double glazed bay window

### LOUNGE / DINER

23'3" x 10'5"

Laminate flooring, x2 radiators, media wall with x6 square niche with LED lighting, uPVC French doors leading to rear garden

### KITCHEN

10'2" x 9'8"

Wall and base units with worktops over, 5 ring gas hob with built-in oven and extractor hood, sink with mixer tap and drainer, plumbing for washing machine, space for dryer, space for fridge/freezer, tiled flooring, partly tiled walls, radiator, uPVC double glazed window

### LOBBY

Laminate flooring, access to downstairs shower room

### SHOWER ROOM

WC, wash hand basin with mixer tap, shower cubicle with mixer valve, vinyl flooring, tiled walls

### SIDE STORAGE

26'9" (max) x 3'11"

Vinyl flooring, x2 skylight windows, uPVC double glazed door leading to front, door leading to kitchen

## FIRST FLOOR

### BEDROOM 2

12'9" x 10'5"

Carpeted, radiator, built in storage cupboard, uPVC double glazed window

### BEDROOM 3

12'9" x 10'8"

Carpeted, radiator, built in storage cupboard, uPVC double glazed window

### BEDROOM 4

9'0" x 6'6"

Carpeted, radiator, built in storage cupboard, uPVC double glazed window

### BATHROOM

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

## SECOND FLOOR

### BEDROOM 1

18'0" x 12'10"

Carpeted, radiator, ensuite, eaves storage, x2 skylight windows, uPVC double glazed window

### ENSUITE

WC, wash hand basin with mixer tap, corner shower cubicle, tiled flooring, tiled walls, uPVC double glazed window

### OUTSIDE

To the front of the property is a paved driveway with space for 2 cars. To the rear of the property is a low maintenance garden with Astroturf and secluded by concrete

panels. There's access to an enclosed pergola with a wooden storage shed. The property comes equipped with a CCTV camera system.

#### ADDITIONAL INFO

Tenure: Freehold

EPC rating: tbc

Council Tax Band: B

Council Tax Rate: £1,966.81

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband





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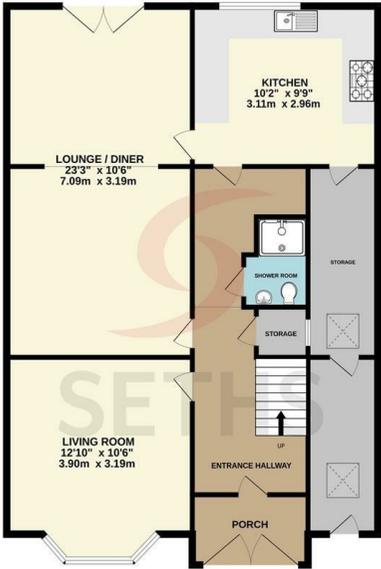
info@seths.co.uk

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Council Tax Band

B

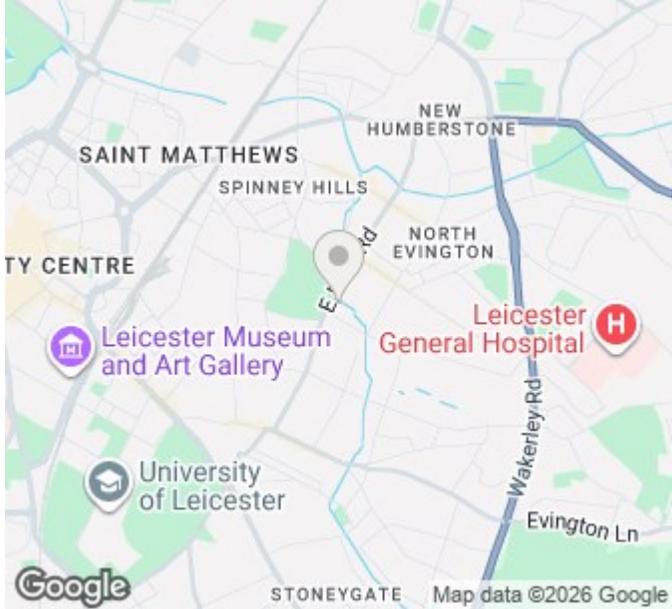
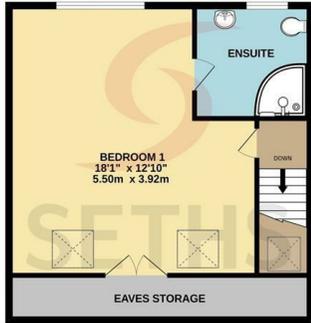
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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.

