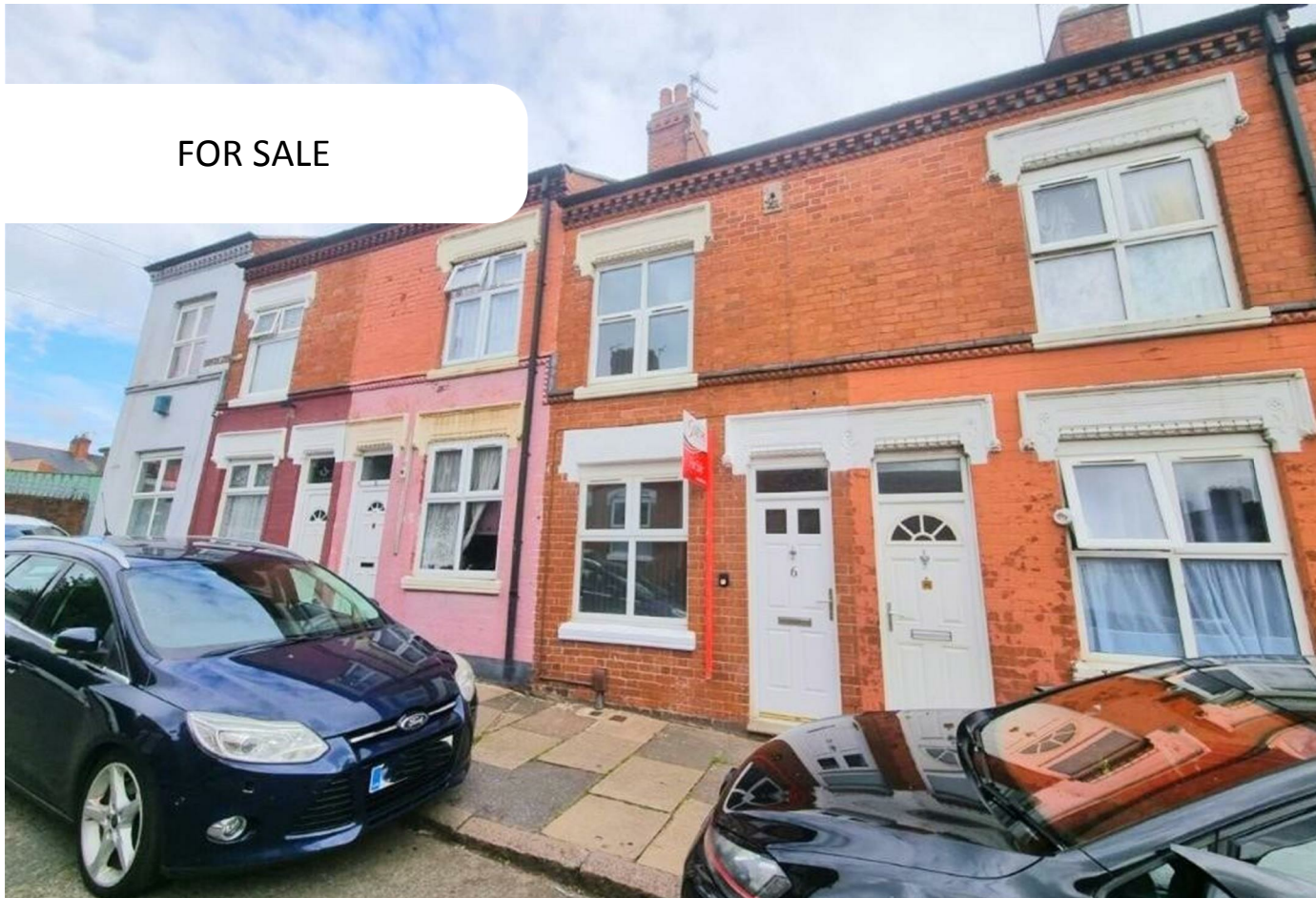


FOR SALE

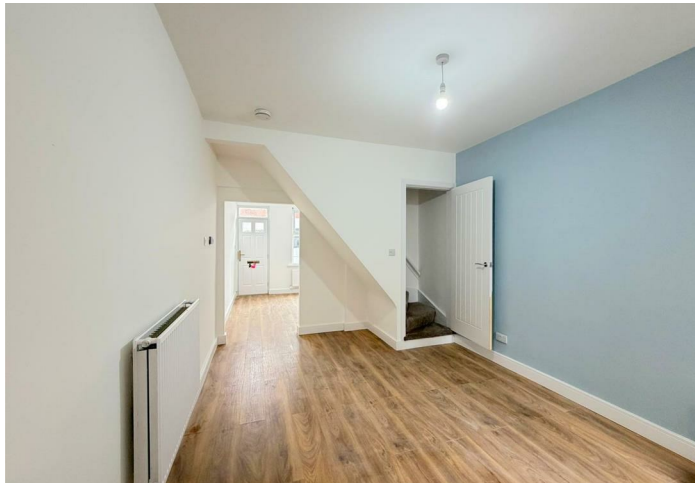


**BARKER STREET  
SPINNEY HILLS  
LEICESTER  
LE5 3LF**

**£265,000**

**FEATURES**

- No chain
- Sought after location
- Three Bedrooms
- Dining Room
- Downstairs shower room + upstairs WC
- Newly renovated throughout
- Walking distance to shops, schools and places of worship
- Sitting Room
- Kitchen
- Rear yard



**SETHS**

# 3 Bedroom Mid Terraced House for sale in Leicester

## GROUND FLOOR

### SITTING ROOM

10'11" x 9'10"

Laminate flooring, radiator, opening to dining room, uPVC double glazed window

### DINING ROOM

14'0" x 10'0"

Laminate flooring, radiator, uPVC double glazed French doors leading to yard

### KITCHEN

11'6" x 4'8"

Wall and base units with worktops over, 4 ring gas hob with built-in oven and extractor hood, sink with mixer tap and drainer, washing machine, fridge/freezer, tiled flooring, partly tiled walls, uPVC double glazed window

### LOBBY

### SHOWER ROOM

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

## FIRST FLOOR

### BEDROOM 1

11'1" x 9'11"

Carpeted, radiator, uPVC double glazed window

### BEDROOM 2

9'4" x 6'10"

Carpeted, radiator, uPVC double glazed window

### BEDROOM 3

7'4" x 5'2"

Carpeted, radiator, uPVC double glazed window

### WC

WC, wash hand basin with mixer tap, tiled flooring, partly tiled walls, extractor fan

### OUTSIDE

Small slabbed yard to the rear

### ADDITIONAL INFO

Tenure: Freehold

EPC rating:

Council Tax Band: A

Council Tax Rate: £1,685.83

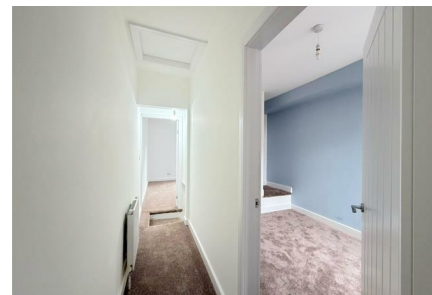
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

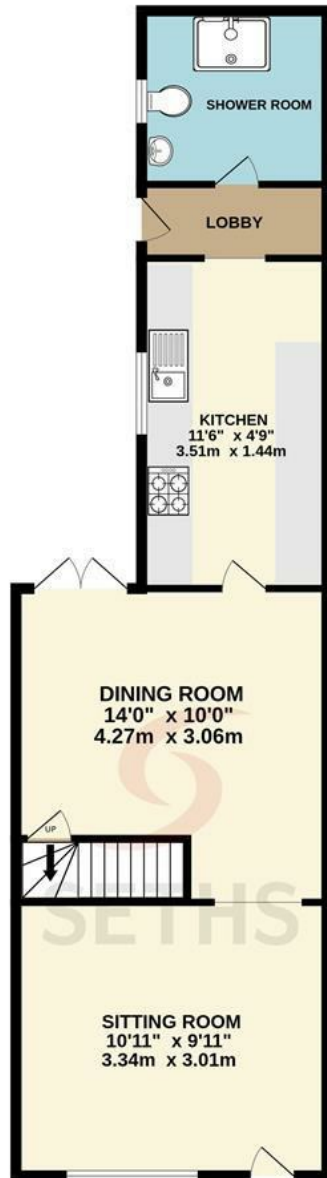
Mains Drainage: Yes

Broadband availability: Full Fibre Broadband



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

GROUND FLOOR



1ST FLOOR



Call us on

**0116 266 9977**

[info@seths.co.uk](mailto:info@seths.co.uk)

[www.seths.co.uk](http://www.seths.co.uk)

Council Tax Band

**A**

### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>87</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>66</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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.

**SETHS**