

FOR SALE

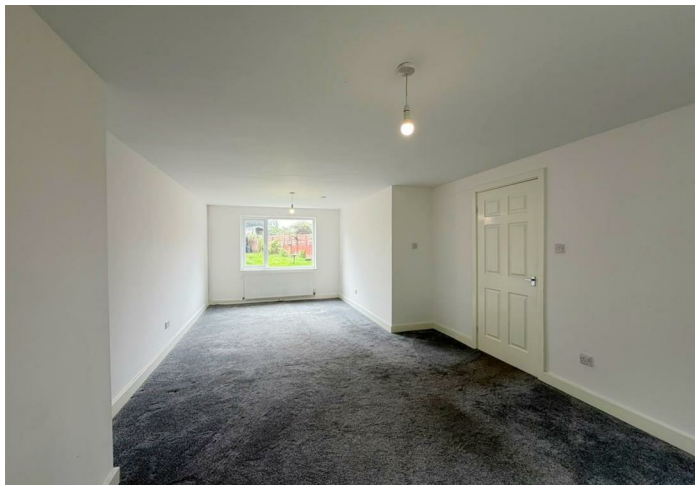


BOULDER LANE LEICESTER LE2 6LE

£199,950

FEATURES

- No chain
- Three Bedrooms
- Lounge / Diner
- Family bathroom
- Gas central heating
- Semi Detached House
- Potential to extend (stpp)
- Kitchen
- Spacious rear garden
- uPVC double glazing



 **SETHS**

3 Bedroom Semi Detached House for sale in Leicester

GROUND FLOOR

LOUNGE / DINER

24'5" 9'10" .282'1" (max)

Carpeted, x2 radiators, x2 uPVC double glazed windows

KITCHEN

9'6" x 8'9"

Wall and base units with worktops over, 4 ring freestanding cooker with oven/grill and extractor hood, sink with mixer tap and drainer, washing machine, space for fridge/freezer, vinyl flooring, partly tiled walls, radiator, uPVC double glazed window

DOWNSTAIRS WC

WC, wash hand basin, vinyl flooring, radiator, uPVC double glazed window

FIRST FLOOR

BEDROOM 1

12'0" x 10'0" (max)

Carpeted, radiator, uPVC double glazed window

BEDROOM 2

12'3" x 10'0"

Carpeted, radiator, uPVC double glazed window

BEDROOM 3

9'1" x 7'1"

Carpeted, radiator, uPVC double glazed window

BATHROOM

WC, wash hand basin with mixer tap, bathtub with mixer tap and electric shower, vinyl flooring, radiator, uPVC double glazed window

OUTSIDE

To the front of the property is a garden partly slabbed and partly laid to lawn with wooden fence and low level brick walls surround. To the rear of the property is a good sized garden mainly laid to lawn with wooden fence surrounds. There is potential to extend the property to both the side and rear subject to the necessary consent.

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



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

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0116 266 9977

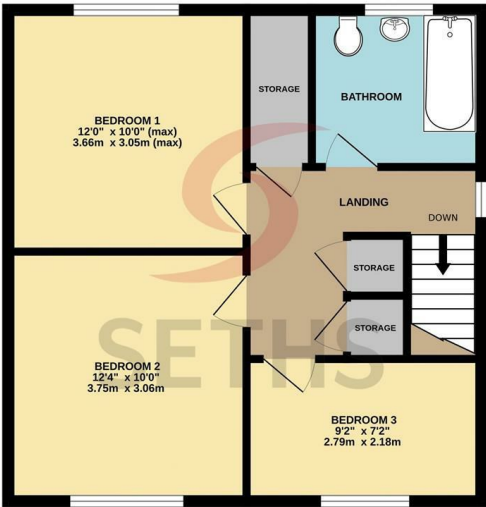
info@seths.co.uk
www.seths.co.uk

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		86
(69-80) C	73	
(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.

