



House - End Terrace

# SWITHLAND AVENUE LEICESTER LE4 5BP

## PRICE : £290,000

### FEATURES

- Semi Detached Home
- Modern Kitchen
- Double Glazing
- Viewings By Appointment Only
- Three Bedrooms
- Off Road Parking
- Ample Sized Garden
- Gas Central Heating
- Off Abbey Park Road
- Ideal Family Home



# 3 Bedroom House - End Terrace located in Leicester

\*\*\* ABBEY LANE - THREE BEDROOMS - OFF-ROAD PARKING - SEMI-DETACHED \*\*\*

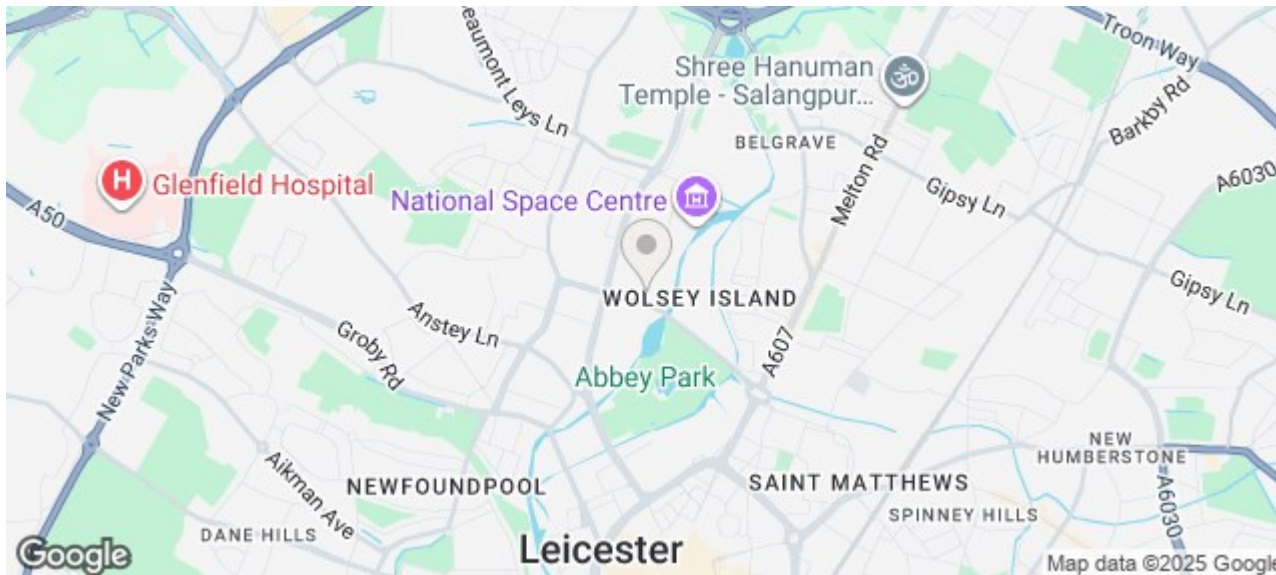
This three-bedroom semi-detached home is situated on Swithland Avenue, offering off-road parking, a private rear garden, and well-sized rooms throughout – ideal for families or first-time buyers.

The ground floor features a laminate-floored entrance hall, giving access to the spacious lounge with a bay window, and a kitchen/diner equipped with an integrated oven, gas hob with extractor, dishwasher, and stainless steel sink. There's also access to the rear garden through a UPVC door.

Upstairs, the first-floor landing provides access to all three bedrooms and includes loft access. All bedrooms are carpeted with double-glazed windows and radiators, while the family bathroom is conveniently located on the same floor.

To the front, the property has a paved driveway for one vehicle and a lawned area. The rear garden includes a patio space and a grass lawn, enclosed by fencing for privacy.

Enquire with Seths today to arrange your viewing.



Call us on  
0116 266 9977

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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>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>54</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.