

FOR SALE



ROCKERY CLOSE  
OFF UPPINGHAM ROAD  
LEICESTER  
LE5 4DQ

£450,000

FEATURES

- No chain
- Sought after location
- 4 Bedrooms inc ensuite
- Kitchen + Utility Room
- Driveway for 2 cars + garage
- Freehold
- Detached House
- Lounge + Dining Room
- Bathroom + downstairs WC
- Spacious rear garden



 **SETHS**

# 4 Bedroom Detached House for sale in Leicester

## GROUND FLOOR

### ENTRANCE HALL

Laminate flooring, radiator, understairs storage cupboard, staircase leading to first floor

### LOUNGE

14'7" (max) x 11'6"

Laminate flooring, radiator, uPVC double glazed bay window

### DINING ROOM

10'8" x 10'0"

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

### KITCHEN

10'9" x 10'5"

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

### UTILITY ROOM

6'9" x 5'7"

Wall and base units with worktops over, sink with mixer tap, tiled flooring, partly tiled walls, radiator, plumbing for washing machine, access to downstairs WC, uPVC double glazed door to rear garden

### DOWNSTAIRS WC

WC, wash hand basin with splashback tiles, tiled flooring, radiator, uPVC double glazed window

## FIRST FLOOR

### BEDROOM 1

12'11" x 12'4"

Laminate flooring, radiator, fitted wardrobes, x2 uPVC double glazed windows

### ENSUITE

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

### BEDROOM 2

12'2" x 9'7"

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

### BEDROOM 3

8'2" x 8'0"

Laminate flooring, radiator, uPVC double glazed window

### BEDROOM 4

8'7" x 8'0"

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

### BATHROOM

WC, wash hand basin, bathtub with shower overhead, tiled flooring, partly tiled walls, radiator, extractor fan, storage cupboard, uPVC double glazed window

### OUTSIDE

To the front of the property is a driveway for 2 cars with access to a single integral garage accessed via an up and over door. To the rear of the property is a spacious garden partly slabbed, partly laid to lawn with wooden fence and trees surrounds.

### ADDITIONAL INFO

Tenure: Freehold

EPC rating: C

Council Tax Band: E

Council Tax Rate: £2943

Mains Gas: Yes

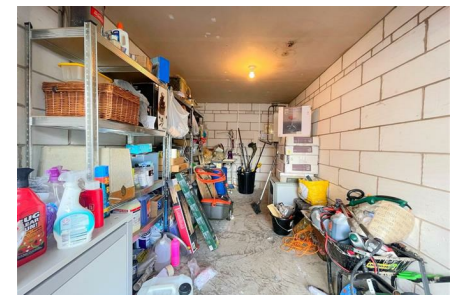
Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband





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

Call us on  
**0116 266 9977**

**info@seths.co.uk**  
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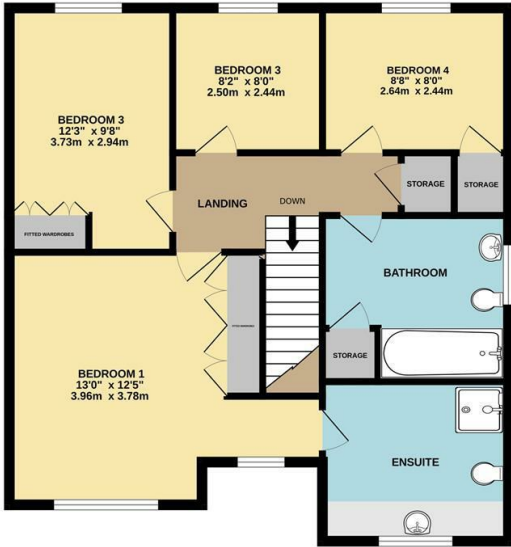
Council Tax Band

**E**

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</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 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.

