FREEHOLD

House - Terraced (EPC Rating: D)

MOUNTCASTLE ROAD, OFF NARBOROUGH ROAD, LEICESTER, LE3 2BX

Offers Over

£200,000

SETHS

3 1 2 D

3 Bedroom House - Terraced located

***** NO CHAIN - THREE BEDROOMS - LOFT CONVERSION - OFF NARBOROUGH ROAD *****

Located off Narborough Road in the popular area of Braunstone, this well-maintained 3-bedroom terraced home is offered to the market with no chain. The property boasts a loft conversion providing additional living space, making it ideal for families & investors.

The ground floor offers a spacious lounge with laminated flooring and access to a sitting room. The kitchen includes modern base and eye-level units, integrated appliances, and access to a low-maintenance, block-paved garden with a brick-built shed.

The first floor comprises two generous bedrooms with laminate flooring and a family bathroom. The master bedroom includes a built-in storage cupboard, while the third bedroom offers access to a bathroom. The loft has been converted into a loft room with ample storage space and Velux windows.

This home also benefits from double glazing, and gas central heating, and is within proximity to local amenities, schools, and transport links.

To arrange a viewing, contact Seths Estate Agents today on 0116 266 9977.

LOUNGE
11'5" x 10'10"
Laminated flooring with a storage cupboard housing the electric meter, consumer unit, and gas meter. The room includes a radiator and provides access to the sitting room.

SITTING ROOM
11'11" x 10'11"
The sitting room has a laminated floor and a storage area located under the stairs. A radiator and a double-glazed window are facing the rear aspect. The room offers access to the kitchen and stairs leading to the first floor. It also provides access to a passage that could allow separate entry upstairs, ideal for a potential flat conversion.

KITCHEN
11'11" x 9'7"
The kitchen features vinyl flooring, a radiator, base and eye-level units, and a stainless steel sink. There is a double-glazed window facing the side aspect and a UPVC door that opens into the garden. The kitchen is equipped with an integrated gas burner, oven, and extractor. It has a tiled wall and is equipped with a water meter.

FIRST FLOOR

LANDING
Carpeted flooring provides access to all rooms on the first floor, with stairs leading to the second floor.

BEDROOM 1
12'4" x 8'5"
This bedroom features laminate flooring, a radiator, and a double-glazed window facing the front aspect.

BEDROOM 2
11'11" x 9'7"
The second bedroom includes laminate flooring, a radiator, and a double-glazed window facing the rear aspect. It also features a storage cupboard over the stairs.

BEDROOM 3
10'10" x 6'3"
This room is carpeted and features a radiator, a double-glazed window facing the side aspect, and access to the bathroom

BATHROOM
Fitted with laminate flooring, a radiator, a toilet, and partially panelled walls. It includes a wash hand basin and a polyvinyl bathtub with an electric shower. There is a double-glazed window facing the rear aspect.

SECOND FLOOR

LOFT CONVERSION
17'7" x 10'6"
The loft has been converted into a livable space, featuring laminate flooring, storage cupboards built into the attic coves, and two Velux windows that face the front and side aspects. The room is finished with spotlighting and includes a radiator.

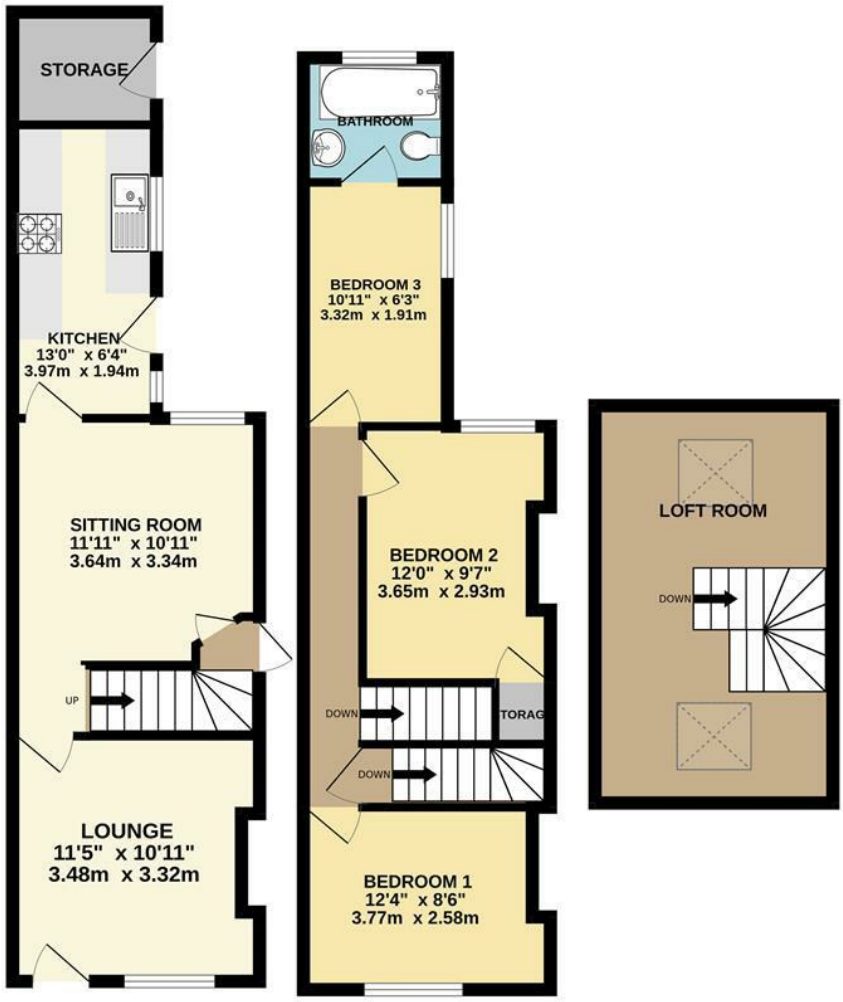
OUTSIDE
The rear garden is mainly block-paved and enclosed by a brick perimeter. It includes a brick-built shed.

FREEHOLD

COUNCIL TAX BAND - A

ADDITIONAL INFORMATION

GROUND FLOOR 1ST FLOOR 2ND 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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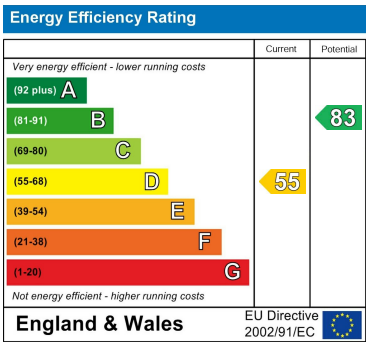
Council Tax Band

A

Energy Performance Graph



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SETHS