

FOR SALE



WOODNEWTON DRIVE LEICESTER LE5 6NL

Offers Over

£475,000

FEATURES

- Beautiful family home
- Popular location
- Freehold
- Close to local amenities including schools and shops
- Five Bedroom Detached House
- Modern open plan lounge / kitchen / diner
- Double storey extended property
- Driveway for 3 cars + single garage
- x2 shower rooms
- Spacious rear garden



 **SETHS**

5 Bedroom Detached House for sale in Leicester

GROUND FLOOR

PORCH

ENTRANCE HALLWAY

OPEN PLAN LOUNGE / KITCHEN / DINER

27'5" (max) x 18'9" (max)

Featuring a range of contemporary range of fitted wall and base units with work surfaces over incorporating a sink and drainer with mixer tap, 4 ring gas hob with extractor hood and built-in oven, integrated fridge / freezer, breakfast bar / dining island, laminate flooring, x2 radiators, uPVC double glazed bay window, uPVC double glazed window, sliding patio door leading to rear garden.

LOBBY

GARAGE

18'4" x 8'4"

SHOWER ROOM

WC, wash hand basin with mixer tap, shower cubicle, towel radiator, extractor fan, x2 uPVC double glazed windows

FIRST FLOOR

BEDROOM 1

11'1" x 11'1"

Carpeted, radiator, built-in storage cupboards, uPVC double glazed window

BEDROOM 2

11'1" x 9'4"

Carpeted, radiator, built-in storage cupboards, uPVC double glazed window

BEDROOM 3

12'0" x 9'8"

Carpeted, radiator, built-in storage cupboards, uPVC double glazed bay window

BEDROOM 4

10'6" x 9'1"

Carpeted, radiator, built-in storage cupboards, uPVC double glazed window

BEDROOM 5

7'8" x 6'5"

Carpeted, radiator, uPVC double glazed window

SHOWER ROOM

Modern shower room comprising of; WC, wash hand basin with mixer tap, shower cubicle, towel radiator, laminate flooring, tiled walls, uPVC double glazed window

OUTSIDE

To the front of the property is a paved driveway providing off road parking space for 3 cars. There is also access to a single garage via an up and over door. To the rear of the property is a spacious garden mainly laid to lawn with wooden fences and trees surround. There is the added benefit of a patio area ideal for outdoor dining.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: D

Council Tax Rate: £2,528.75

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

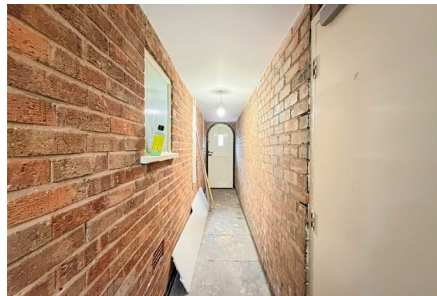
Broadband availability: Full Fibre Broadband



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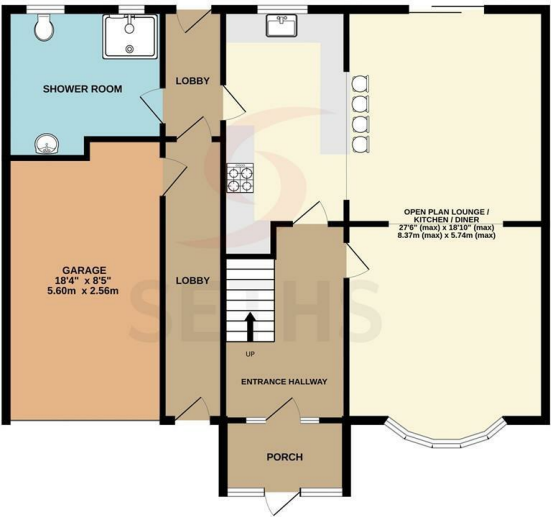
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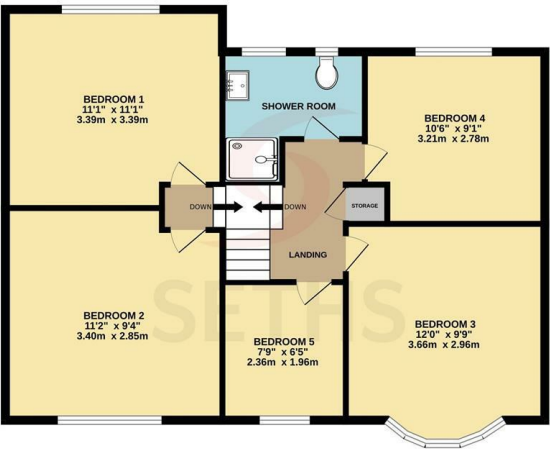
Council Tax Band

D

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	67	
(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.

