

FOR SALE



HAREWOOD STREET SPINNEY HILLS LEICESTER LE5 3LY

Offers Over

£274,000

FEATURES

- Loft converted property
- Sought after location
- Mid terraced house
- Kitchen
- Recently fitted boiler
- Possibility to use as 5 bedrooms
- Great transport links to City Centre
- Two reception rooms
- Two shower rooms / bathrooms
- Recently fitted roof



 **SETHS**

3 Bedroom Mid Terraced House for sale in Leicester

GROUND FLOOR

SITTING ROOM

11'11" x 10'10"

Laminate flooring, radiator, uPVC double glazed window

DINING ROOM

12'4" x 10'10"

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

KITCHEN

16'1" x 6'0"

Wall and base units with worktops over, sink with mixer tap and drainer, plumbing for washing machine, space for fridge/freezer, space for cooker, uPVC double glazed window

LOBBY

BATHROOM

Wash hand basin with mixer tap, bathtub with mixer tap and shower overhead, tiled flooring, tiled walls, radiator, uPVC double glazed window

WC

WC, tiled flooring, tiled walls

FIRST FLOOR

BEDROOM 1

12'5" x 12'0"

Carpeted, radiator, uPVC double glazed window

BEDROOM 2

9'7" x 9'6"

Carpeted, radiator, uPVC double glazed window

BEDROOM 3

12'4" x 6'2"

Carpeted, radiator, storage cupboard, uPVC double glazed window

SECOND FLOOR

LOFT ROOM / BEDROOM 4

12'7" x 12'2"

Carpeted, radiator, uPVC double glazed window

LOFT ROOM / BEDROOM 5

11'9" x 11'2"

Carpeted, radiator, skylight window, ensuite

ENSUITE

WC, wash hand basin with mixer tap and vanity unit, shower cubicle, radiator, tiled flooring, tiled walls

OUTSIDE

To the rear of the property is a small slabbed yard with brick walls surround

ADDITIONAL INFO

Tenure: Freehold

EPC rating: awaited

Council Tax Band: A

Council Tax Rate: £1,457.01

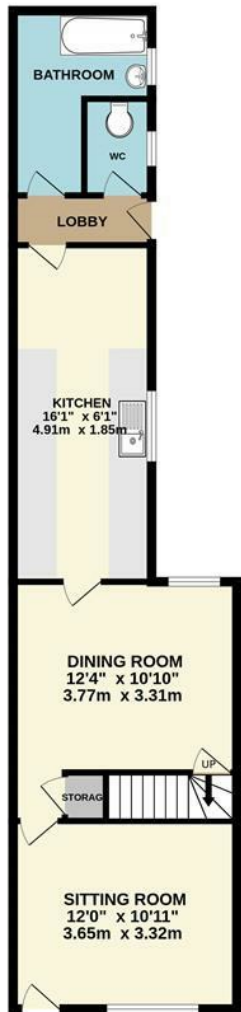
Mains Gas: Yes

Mains Electricity: Yes



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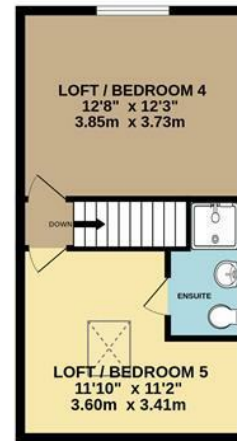
GROUND FLOOR



1ST FLOOR



LOFT



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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Call us on

0116 266 9977

info@seths.co.uk

www.seths.co.uk

Council Tax Band

A

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

