

FREEHOLD



House - Terraced

PERKYN ROAD THURNBY LODGE LEICESTER LE5 2EX

Offers Over

£260,000

FEATURES

- Freehold
- Popular Location
- Lounge
- Kitchen
- Off road parking for 2 cars
- No Chain
- 3 Double Bedrooms
- Dining Room
- Conservatory
- Garden



 **SETHS**

3 Bedroom House - Terraced located in Leicester

****NO CHAIN****

Seths are delighted to market this 3 Bedroom Mid Terraced House offered to the market with no chain. Located in the popular area of THURNBY LODGE close to schools and local amenities, this property would be ideal for a first time buyer or investor.

Early viewing is advised

GROUND FLOOR

ENTRANCE HALL

Tiled flooring with underfloor heating, staircase to first floor, understairs storage cupboard

LOUNGE

14'6" x 12'2"

Tiled flooring with underfloor heating, aluminium double glazed window

DINING ROOM

18'5" x 10'4"

Tiled flooring with underfloor heating, sliding patio door to conservatory, spotlights

KITCHEN

15'11" x 4'10"

Wall and base units with worktops over, 4 ring gas hob with electric oven / grill, sink with mixer tap, plumbing for washing machine, lino flooring, partly tiled walls, radiator, x2 aluminium double glazed windows, door to rear garden

CONSERVATORY

11'11" x 7'3"

Lino flooring, single glazed window, door to rear garden

FIRST FLOOR

BEDROOM 1

maxm

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

BEDROOM 2

14'4" x 9'4"

Carpeted, radiator, storage cupboard, aluminium double glazed window

BEDROOM 3

10'11" x 10'0"

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

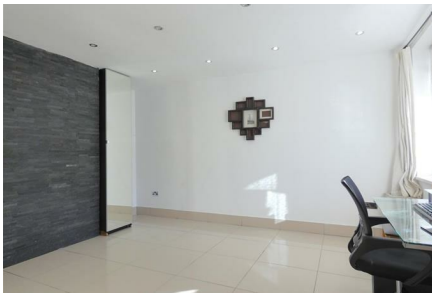
SHOWER ROOM

WC, rectangular wash hand basin with mixer tap and vanity units, shower cubicle, towel radiator, spotlights, aluminium double glazed window

OUTSIDE

To the front of the property is a driveway with space for two cars. To the rear of the property is a good sized, low maintenance garden with artificial grass and wooden fence surround. There is the added benefit of a summerhouse currently used for storage which could be used as a workshop / gym.

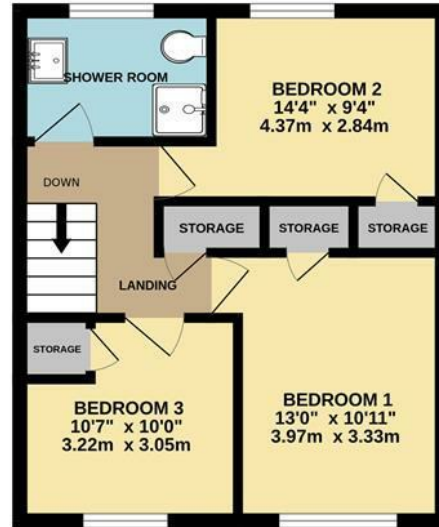
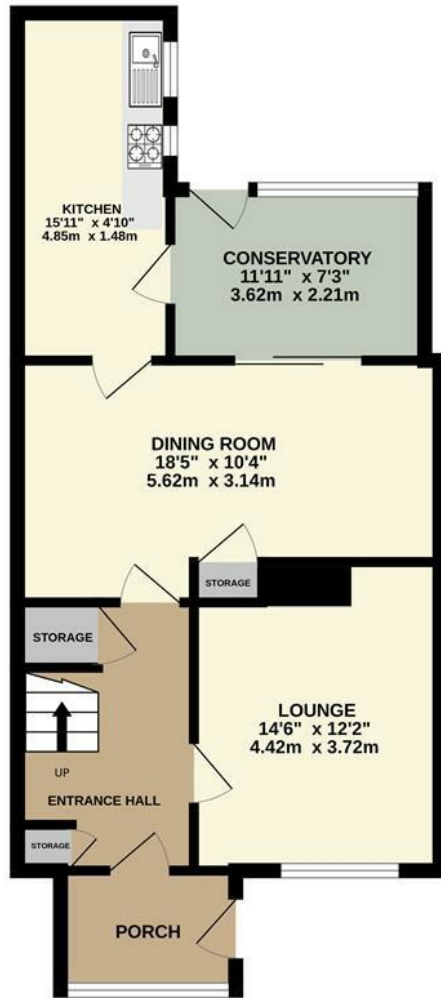
COUNCIL TAX BAND - A



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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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Council Tax Band
A

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	72	
(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.

