

FOR SALE



# VICTORIA ROAD EAST NORTHFIELDS LEICESTER LE5 0LG

Offers Over

# £325,000

## FEATURES

- Freehold
- Well presented throughout
- Sought after location
- Bathroom + shower room
- Extended Town House
- Three Bedrooms
- Off road parking for 2 cars
- Modern Kitchen / Diner
- Spacious rear garden



 **SETHS**

# 3 Bedroom Mid Town House for sale in Leicester

## GROUND FLOOR

### PORCH

### ENTRANCE HALLWAY

Laminate flooring, radiator, access to downstairs shower room, staircase leading to first floor

### LOUNGE

11'5" x 10'8"

Carpeted, radiator, uPVC double glazed window

### LIVING ROOM

14'7" x 10'7"

Carpeted, radiator, double doors leading to kitchen / diner, skylight window

### KITCHEN / DINER

18'11" x 16'8"

Modern wall and base units with worktops over, integrated 5 ring gas hob with extractor hood, built-in oven, sink with mixer tap and drainer, built-in microwave, integrated dishwasher, space for fridge / freezer, space for dryer, space for dining table, tiled flooring, partly clad panel walls, radiator, uPVC double glazed window, x3 skylight windows, uPVC double glazed French doors leading to rear garden

### SHOWER ROOM

WC, wash hand basin with mixer tap and vanity units, shower cubicle, tiled flooring, tiled walls, extractor fan

## FIRST FLOOR

### BEDROOM 1

10'9" x 10'8"

Carpeted, radiator, uPVC double glazed window

### BEDROOM 2

11'10" x 7'4"

Carpeted, radiator, uPVC double glazed window

### BEDROOM 3

7'8" x 6'4"

Carpeted, radiator, uPVC double glazed window

### BATHROOM

WC, wash hand basin with mixer tap and vanity units, tiled flooring, tiled walls, towel radiator, extractor fan, uPVC double glazed window

### OUTSIDE

To the front of the property is a paved driveway with parking space for 2 cars. To the rear of the property is a spacious garden partly slabbed with a patio area and partly laid to lawn with wooden fence surrounds.

### ADDITIONAL INFO

Tenure: Freehold

EPC rating: C

Council Tax Band: A

Council Tax Rate: £1,605.15

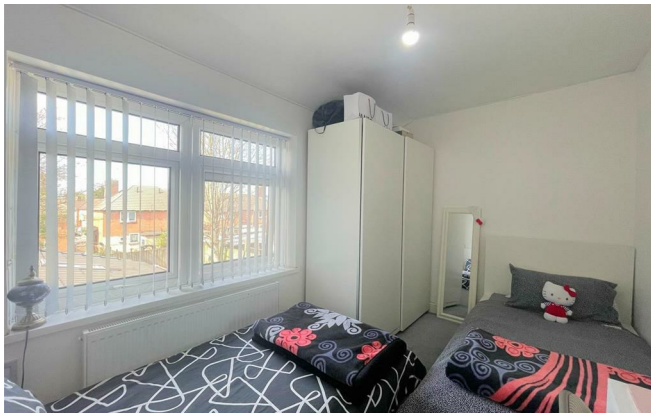
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband

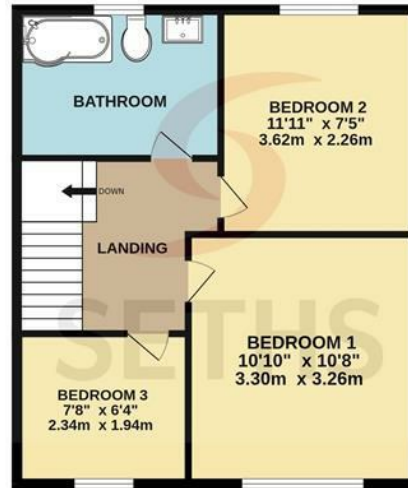


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GROUND FLOOR



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.

