BIRKBY CLOSE
HAMILTON
LEICESTER
LE5 1PS

£260,000

FEATURES

- No chain
- Freehold
- Sought after location
- Close to schools, shops and local amenities
- Very well presented
- 3 Bedrooms inc ensuite
- Lounge
- Kitchen / Diner
- Bathroom + downstairs WC
- Off road parking / rear garden

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SETHS

3 Bedroom Semi Detached House in Leicester

GROUND FLOOR

ENTRANCE AREA

DOWNSTAIRS WC
WC, wash hand basin, laminate flooring, radiator, uPVC double glazed window

LOUNGE
17'4" x 14'8"
Laminate flooring, x2 radiators, staircase leading to first floor, fireplace, uPVC double glazed window

KITCHEN / DINER
14'8" x 8'6"
Wall and base units with worktops over, 4 ring gas hob with electric oven / grill and extractor hood, sink with drainer and mixer tap, tiled flooring, partly tiled walls, plumbing for washing machine, space for fridge / freezer, space for dining table, storage pantry, radiator, uPVC double glazed window, uPVC French doors to rear garden

FIRST FLOOR

BEDROOM 1
13'6" x 8'3"
Carpeted, radiator, fitted wardrobe, ensuite, uPVC double glazed window

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

BEDROOM 2
10'2" x 8'3"
Laminate flooring, radiator, fitted wardrobe, uPVC double glazed window

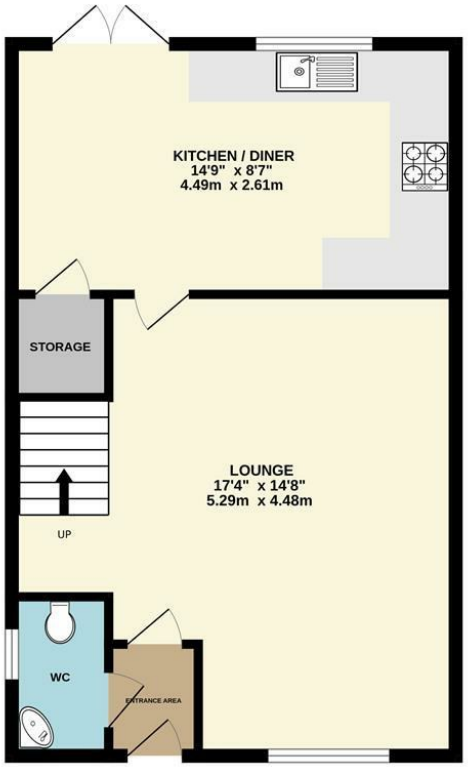
BEDROOM 3
8'10" x 6'0"
Laminate flooring, radiator, uPVC double glazed window

BATHROOM
WC, wash hand basin with vanity units, bathtub with mixer tap and shower overhead, radiator, lino flooring, partly tiled walls, uPVC double glazed window

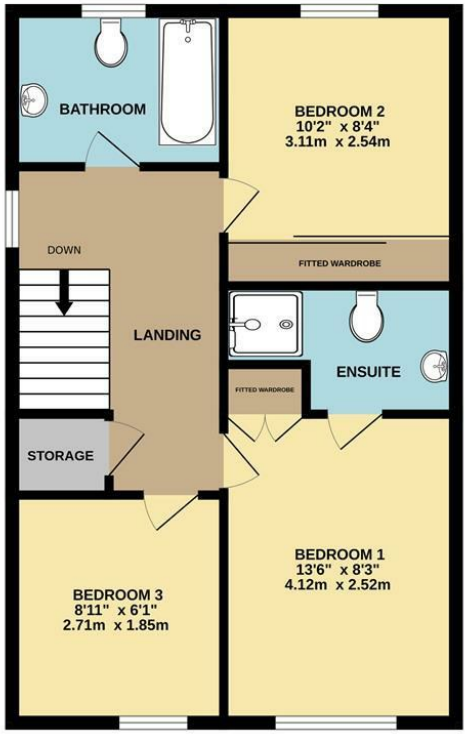
OUTSIDE
To the front of the property is a driveway with space for two cars. To the rear of the property is a low maintenance garden partly slabbed and partly laid to lawn with wooden fence surround

ADDITIONAL INFO
Tenure: Freehold
EPC rating: C
Council Tax Band: B
Council Tax Rate: £1,783.06
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Ultrafast Full Fibre Broadband

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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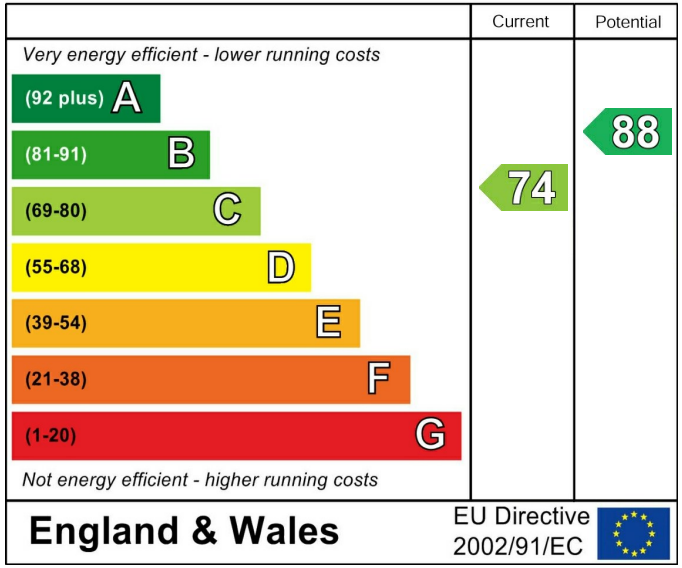
0116 266 9977

info@seths.co.uk
www.seths.co.uk

Council Tax Band

B

Energy Efficiency Rating



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.

SETHS