FREEHOLD

House - End Terrace (EPC Rating: D)

Clevedon Crescent, Northfields, Leicester, LE4 9BT

Offers Over

£250,000

SETHS

2 1 1 D

2 Bedroom House - End Terrace located in Leicester

***** END TERRACED - READY TO MOVE INTO - TWO BEDROOMS - OFF ROAD PARKING *****

Seths are pleased to present this well-presented 2 Bedroom End Terraced Home on Clevedon Crescent, Northfields. The property benefits from off-road parking, a generous rear garden, and a converted loft space, making it ideal for first-time buyers or investors.

The ground floor comprises a welcoming entrance hall, a bay-fronted lounge with feature lighting, and a modern kitchen diner with a separate utility room and downstairs WC. Upstairs, there are two good-sized bedrooms, a stylish family bathroom, and access to a loft room providing additional living space and storage.

Externally, the property offers a driveway to the front and a large rear garden with patio, lawn, and side access.

Located in a sought-after residential area close to schools, shops, and transport links, this home is ready to move into and not to be missed.

Call Seths today to arrange a viewing 0116 266 9977.

GROUND FLOOR

ENTRANCE HALL
Finished with laminate flooring, spotlighting, property alarm control panel and smart thermostat. Stairs lead to the first floor with access into the lounge. Entry is via a composite front door.

LOUNGE
12'6" x 11'1"
Carpeted flooring, radiator, accent lighting and spotlighting. A double glazed bay window faces the front aspect. Access into the kitchen and diner.

KITCHEN AND DINER
14'2" x 7'3"
Vinyl flooring, part-tiled walls, spotlighting and accent lighting. Fitted with base and eye-level units, stainless steel sink, space for a fridge, and gas supply for a four-ring burner with oven and integrated extractor over. Dining area with radiator and under-stairs storage cupboard. Provides access to the utility/lobby.

UTILITY/LOBBY
6'2" x 5'10"
Vinyl flooring, space and supply for a washing machine, additional space for a fridge. Double glazed French doors open onto the rear garden. Provides access to the downstairs WC.

DOWNSTAIRS W/C
Vinyl flooring, toilet, wash hand basin, and double glazed window to the rear aspect.

FIRST FLOOR

LANDING
Carpeted flooring, giving access to all rooms on the first floor.

BEDROOM ONE
11'4" x 10'7"
Carpeted flooring, radiator, spotlighting and accent lighting. Double glazed window to the front aspect. Stairs lead to the loft space

BEDROOM TWO
9'3" x 7'4"
Carpeted flooring, spotlighting, radiator, and double glazed window facing the side aspect.

BATHROOM
Vinyl flooring, part-tiled walls, wash hand basin, toilet and bathtub with shower over. Double glazed window to the rear aspect.

SECOND FLOOR

LOFT
Carpeted flooring with radiator, storage cupboard housing the gas-powered combination boiler (newly installed two years ago). Double glazed Velux window to the side aspect.

OUTSIDE

To the front, the property benefits from off-road parking.
To the rear, there is a slabbed patio area leading to a grass lawn, all enclosed by wooden fencing along the perimeter. A wooden gate provides access to the front.

FREEHOLD

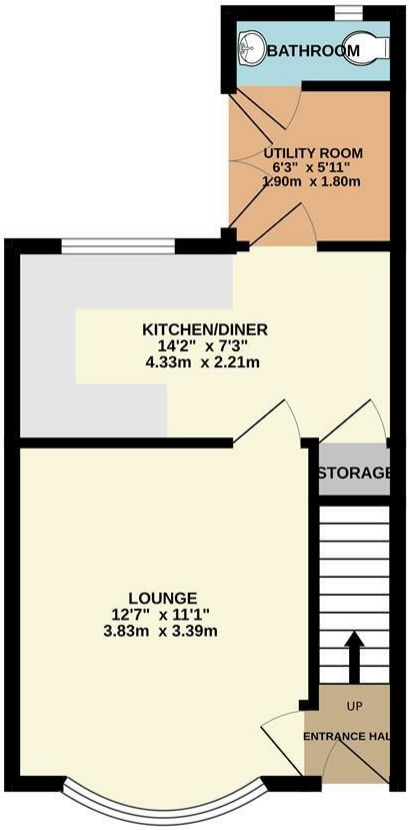
COUNCIL TAX BAND - A

ADDITIONAL INFORMATION

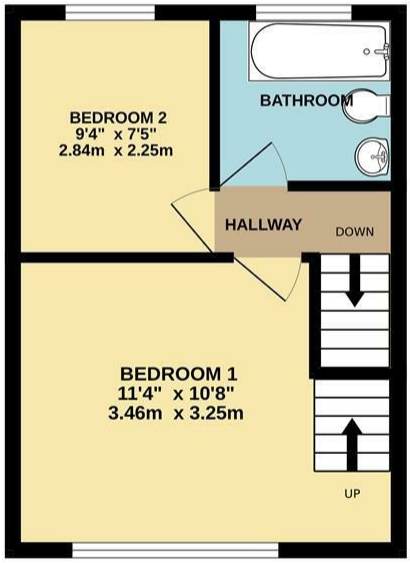
Tenure: Freehold
EPC rating: D
Council Tax Band: A (Leicester)
Council Tax Rate: £1,605.15
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Superfast Fibre Broadband

Water

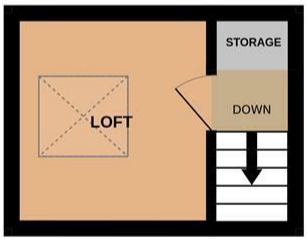
GROUND FLOOR



1ST FLOOR



2ND 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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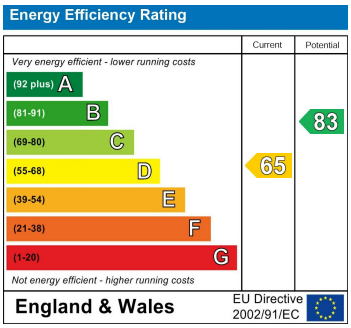
Council Tax Band

A

Energy Performance Graph



Call us on

0116 266 9977

sales@seths.co.uk

www.seths.co.uk

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