FREEHOLD

House - Terraced (EPC Rating: B)

Clevedon Crescent, Leicester, LE4 9BT

PRICE:

£285,000

SETHS

4 2 2 B

4 Bedroom House - Terraced located in Leicester

***** OUTBUILDING/ ENSUITE BEDROOM - OFF ROAD PARKING - FOUR BEDROOMS - NORTHFIELDS *****

Seths Estate Agents are pleased to bring to market this four-bedroom mid-terraced home located on Clevedon Crescent in the popular residential area of Northfields, Leicester.

The property benefits from off-road parking for one vehicle and a particularly unique feature — a self-contained bedroom with en-suite situated in the rear garden, making this an ideal opportunity for families requiring additional independent accommodation.

To the rear, the garden houses a self-contained bedroom with its own en-suite shower room — a rare and highly practical feature. The garden also provides direct access from the kitchen via a UPVC door.
Internally, the ground floor comprises a lounge with a bay window to the front, an open-plan dining area leading into the kitchen, and a convenient downstairs bathroom. To the first floor are three well-proportioned bedrooms and a landing with loft access.

Contact Seths today to arrange a viewing

GROUND FLOOR

LOUNGE
13'2" x 11'1"
Laminate flooring, radiator, fireplace, double-glazed bay window to the front aspect.

DINING ROOM
8'11" x 7'3"
Vinyl flooring, radiator, storage cupboard beneath the stairs, open access through to the kitchen. Provides access to the downstairs bathroom.

KITCHEN
9'6" x 9'1"
Laminate flooring, base and high-level units, four-ring gas hob with oven and integrated extractor over, stainless steel sink, space for large fridge freezer, space and plumbing for washing machine, partially tiled walls, double-glazed window to the side aspect. uPVC door providing access to the rear garden.

BATHROOM
7'8" x 4'11"
Vinyl flooring, partially tiled walls, standing radiator, corner panelled bath, wash hand basin, WC, double-glazed window to the side aspect.

FIRST FLOOR

LANDING
9'9" x 6'7"
Laminate flooring, loft hatch. Provides access to all first-floor rooms.

BEDROOM ONE
13'3" x 11'3"
Laminate flooring, radiator, built-in storage cupboards, storage cupboard over the stairs housing the gas combination boiler, double-glazed window to the front aspect.

BEDROOM TWO
9'10" x 9'4"
Laminate flooring, radiator, double-glazed window to the rear aspect.

BEDROOM THREE
6'9" x 6'7"
Laminate flooring, radiator, double-glazed window to the rear aspect.

OUTSIDE
To the rear, the property benefits from a paved garden, secluded by a brick-built perimeter. The garden provides access to a storage shed and the outbuilding/bedroom.

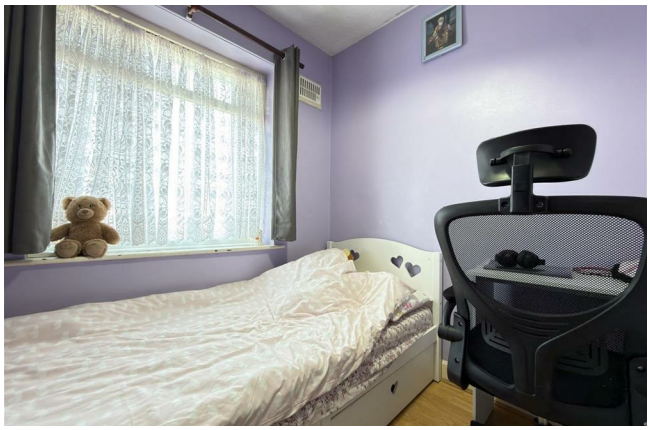
OUTBUILDING / BEDROOM
11'2" x 7'5"
Carpeted flooring, radiator, accessed from the rear garden. Provides access to the en-suite.

EN SUITE

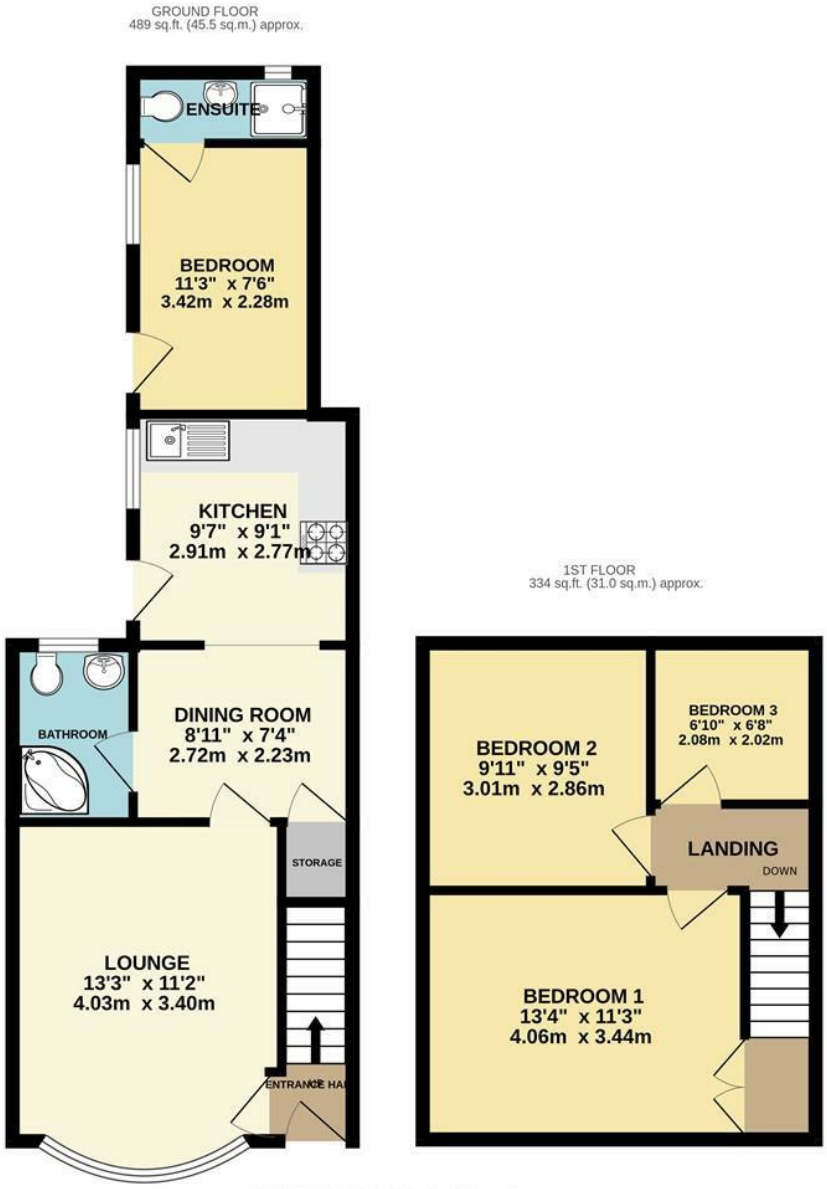
FREEHOLD

ADDITIONAL INFORMATION
Tenure: Freehold
EPC rating: B
Council Tax Band: A (Leicester)
Council Tax Rate: £1,685.83
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Superfast Fibre Broadband

COUNCIL TAX BAND - A



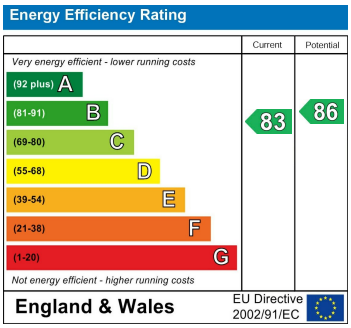
POWER ACTION
Thick Bleach



Council Tax Band

A

Energy Performance Graph



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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