

FOR SALE



UPPINGHAM ROAD LEICESTER LE5 6RA

£354,500

FEATURES

- Freehold
- Sought after LE5 area
- Detached House
- 3 Double Bedrooms
- Conservatory
- Generous corner plot
- Private driveway for multiple cars + detached garage
- Well presented throughout
- Spacious Lounge / Diner
- Wrap around garden



SETHS

3 Bedroom Detached House for sale in Leicester

GROUND FLOOR

PORCH

ENTRANCE HALLWAY

Carpeted, radiator, staircase leading to first floor

LOUNGE / DINER

21'9" x 13'8"

Carpeted, x2 radiators, fireplace with mantle piece, uPVC double glazed window, sliding door leading to rear garden, uPVC double glazed French doors leading to conservatory

KITCHEN

11'1" x 9'3"

Wall and base units with worktops over, space for cooker, extractor hood, sink with mixer tap and drainer, plumbing for washing machine, plumbing for dishwasher, space for fridge/freezer, lino flooring, partly tiled walls, uPVC double glazed window

CONSERVATORY

Tiled flooring, uPVC double glazed French doors leading to garden

DOWNSTAIRS WC

WC, wash hand basin with mixer tap and vanity units, splashback tiles, lino flooring, radiator, uPVC double glazed window

FIRST FLOOR

BEDROOM 1

13'3" x 12'11"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window

BEDROOM 2

13'3" x 8'5"

Carpeted, radiator, storage cupboard, uPVC double glazed window

BEDROOM 3

11'1" x 9'3"

Carpeted, radiator, uPVC double glazed window

SHOWER ROOM

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

OUTSIDE

Wrap around garden featuring a well maintained lawn, established shrubs, and trees, offering a peaceful and private retreat. The property benefits from a private driveway for multiple vehicles accessed via Davett Close and a detached garage with an up and over door.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: D

Council Tax Rate: £2408

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband

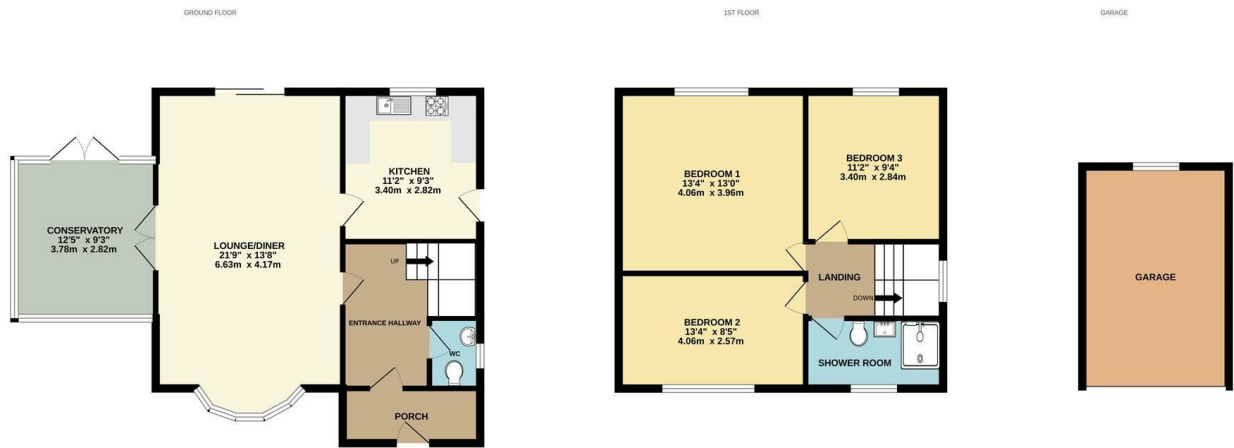


UPPINGHAM ROAD OFFICE SALES | 265 UPPINGHAM ROAD, LEICESTER, LE5 4DG

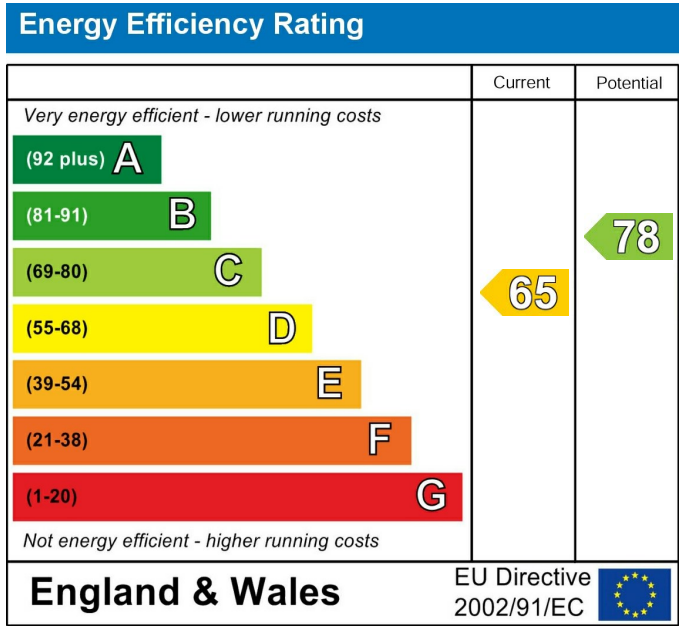
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Council Tax Band
D



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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