

FOR SALE



**BADEN ROAD
OFF EVINGTON LANE
LEICESTER
LE5 5PA**

Offers Over
£320,000

FEATURES

- No chain
- Sought after location
- Close to shops, schools and places of worship
- 3 Bedrooms
- Kitchen
- Freehold
- Well presented throughout
- Driveway
- 2 reception rooms
- Large garden



SETHS

3 Bedroom Mid Terraced House located in Leicester

GROUND FLOOR

ENTRANCE AREA

ENTRANCE HALLWAY

SITTING ROOM

12'5" x 10'8"

Carpeted, radiator, uPVC double glazed bay window

DINING ROOM

14'2" x 13'11"

Carpeted, radiator, uPVC double glazed window

KITCHEN

10'10" x 7'5"

Wall and base units with worktops over, 4 ring gas hob with extractor hood, sink with mixer tap and drainer, space for fridge / freezer, plumbing for washing machine, radiator, tiled flooring, partly tiled walls, storage cupboard, x2 uPVC double glazed windows, uPVC door to rear garden

FIRST FLOOR

BEDROOM 1

15'8" x 12'6"

Carpeted, radiator, uPVC double glazed bay window

BEDROOM 2

12'10" x 11'1"

Carpeted, radiator, uPVC double glazed window

BEDROOM 3

10'11" x 7'5" (max)

Carpeted, radiator, uPVC double glazed window

BATHROOM

3 pc suite comprising of; WC, wash hand basin with mixer tap and bathtub with mixer tap and shower overhead, lino flooring, tiled walls, radiator, extractor fan, uPVC double glazed window

OUTSIDE

To the front of the property is off road parking for one car. To the rear of the property is a large garden mainly laid to lawn with wooden fence surround. There is also access to 3 brick built outbuildings with one consisting of a WC.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: B

Council Tax Rate: £1,699.85

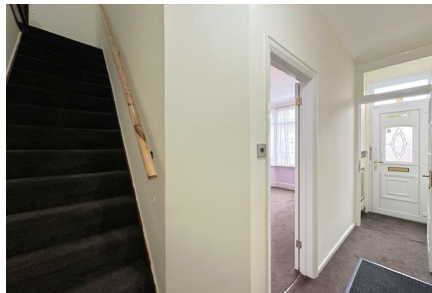
Mains Gas: Yes

Mains Electricity: Yes

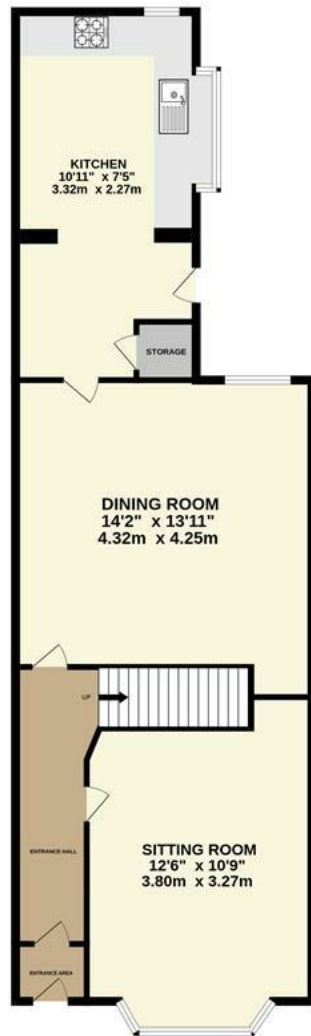
Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Fibre



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.
Made with Metropix 5/2024

Call us on

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Council Tax Band

B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

