WOODBOROUGH ROAD
EVINGTON
LEICESTER
LE5 4LR

Offers Over

£310,000

FEATURES

- No chain
- Freehold
- Extended Semi - Detached House
- 4 Bedrooms inc an ensuite
- Lounge / Diner
- Kitchen
- Family bathroom
- Off road parking for two cars
- Low maintenance rear garden
- Gas central heating

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SETHS

4 Bedroom Semi-Detached House for sale in Leicester

GROUND FLOOR

PORCH

ENTRANCE HALLWAY
Carpeted, radiator, staircase leading to first floor, access to WC

WC
WC, corner wash hand basin with splashback tiles, vinyl flooring, radiator, uPVC double glazed window

LOUNGE / DINER
12'7" x 12'6"
Carpeted, x2 radiators, uPVC double glazed window, door leading to kitchen / diner

KITCHEN
15'10" x 8'8"
Wall and base units with worktops over, 4 ring gas hob with built-in oven and extractor hood, sink with mixer tap and drainer, plumbing for washing machine, space for dryer, space for fridge/freezer, laminate flooring, partly tiled walls, understairs storage cupboard, x2 uPVC double glazed windows, uPVC double glazed door leading to rear garden

BEDROOM 4
13'7" x 8'2"
Carpeted, radiator, uPVC double glazed window, ensuite

ENSUITE (WET ROOM)
WC, wash hand basin with mixer tap, shower area, vinyl flooring, tiled walls, extractor fan, uPVC double glazed window

FIRST FLOOR

BEDROOM 1
10'7" x 8'9"
Carpeted, radiator, uPVC double glazed window

BEDROOM 2
11'1" x 8'9"
Carpeted, radiator, storage cupboards, uPVC double glazed window

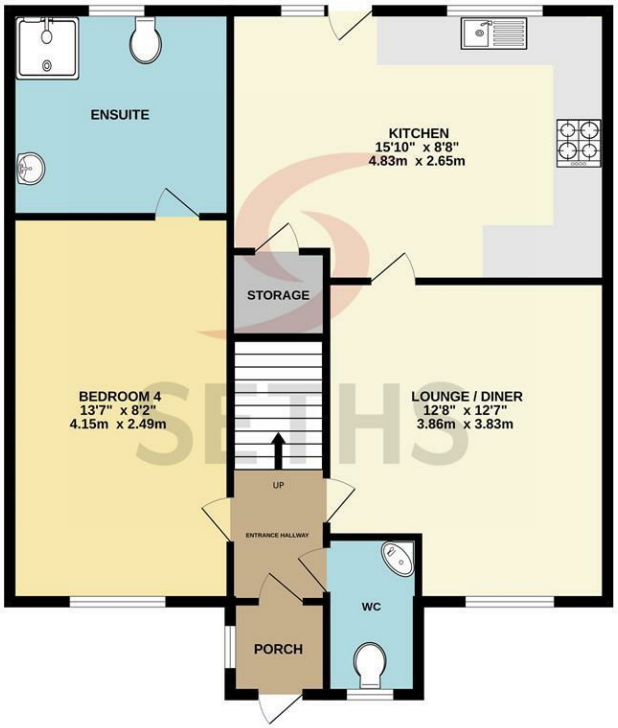
BEDROOM 3
7'5" x 6'8"
Carpeted, radiator, uPVC double glazed window

BATHROOM
WC, wash hand basin, bathtub with mixer tap and shower overhead, vinyl flooring, tiled walls, towel radiator, uPVC double glazed window

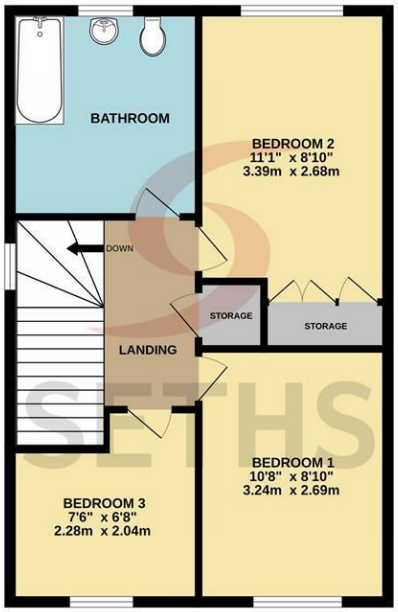
OUTSIDE
To the front of the property is a driveway with space for two cars. To the rear of the property is a low maintenance garden partly slabbed, partly laid to lawn with wooden fence surrounds.

ADDITIONAL INFO
Tenure: Freehold
EPC rating: C
Council Tax Band: C
Council Tax Rate: £2,140.20
Mains Gas: Yes
Mains Electricity: Yes

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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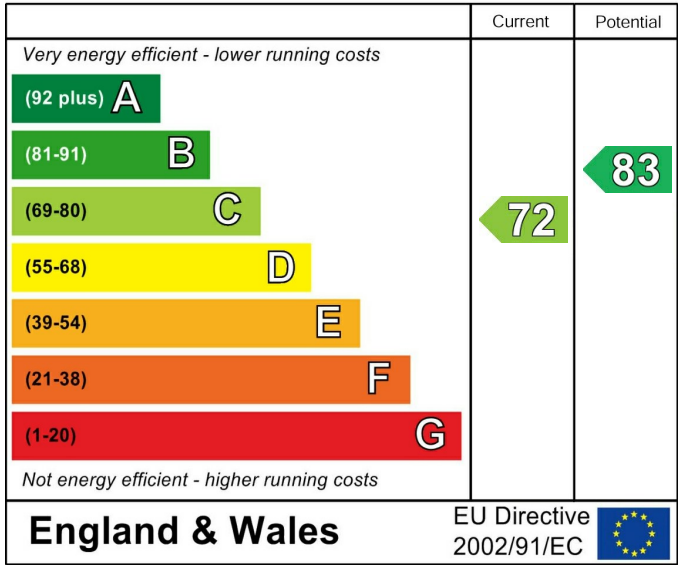
www.seths.co.uk

Council Tax Band

C

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