House - Semi-Detached (EPC Rating: D)

SWALLOWDALE DRIVE, LEICESTER, LE4 1EA

Offers Over

£210,000

SETHS

3 1 2 D

3 Bedroom House - Semi-Detached located in Leicester

*** IDEAL FOR FIRST-TIME BUYERS AND INVESTORS - UPGARDING WORK REQUIRED ***

Seths are delighted to present this three bedroom semi-detached property. While some upgrading work is required, it features an entrance hall leading to a lounge and a spacious kitchen diner. The converted garage room downstairs adds versatility. On the first floor you'll find three bedrooms and a bathroom. Don't miss this promising investment or perfect first step on the property ladder.

Viewings by appointments only.

ENTRANCE
Inviting entrance hall with a double glazed window to side aspect, wooden floors, radiator, stairs to the first floor, and access to the lounge.

LOUNGE
13'1" x 11'3"
Inviting lounge with bay fronted double glazed window, carpeted floors, radiator, and access to the kitchen/diner.

KITCHEN/DINER
13'2" x 10'1"
Fitted kitchen with laminate flooring, radiator, double glazed double doors opening to the garden. It includes base level and eye level units, a stainless steel sink, a double glazed window overlooking the rear aspect, and convenient access to a side room.

RECEPTION ROOM / GARAGE CONVERSION
15'1" x 7'10"
The reception room offers a comfortable space with carpeted flooring, a double glazed window overlooking the rear aspect, and a convenient door leading to the rear area.

FIRST FLOOR

LANDING
Carpeted, access to all rooms on the first floor with access to the loft.

BEDROOM 1
12'11" x 12'10"
Carpeted flooring, in-built cupboards, two windows facing the front aspect, and a radiator for added comfort.

BEDROOM 2
8'2" x 7'5"
Carpeted flooring, a double glazed window facing the rear aspect, and a radiator.

BEDROOM 3
7'5" x 5'7"
Carpeted flooring, a double glazed window facing the rear aspect, and a radiator.

BATHROOM
Laminate flooring, Polyvinyl bathtub with electric shower over, wash hand basin and toilet, double glazed window facing the rear side aspect.

OUTSIDE

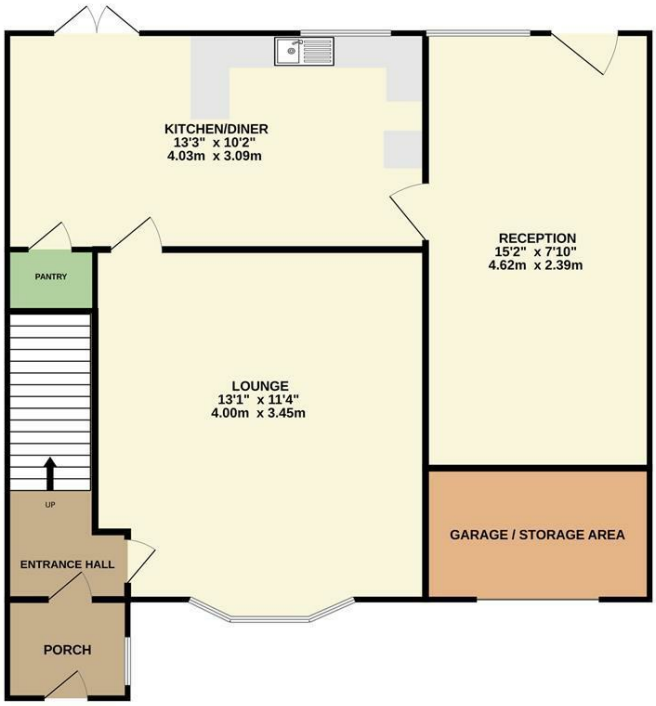
FRONT
To the front you are greeted by a block paved drive leading to the entrance with accompanying space for two vehicles on the drive. You will also find an up and over door access to the garage.

REAR
To the rear there is a block paved area continuing to a grassed area with access to outside shed.

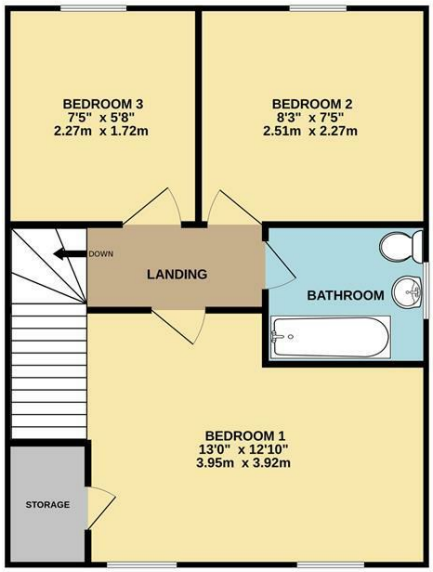
FREEHOLD

COUNCIL TAX BAND - B

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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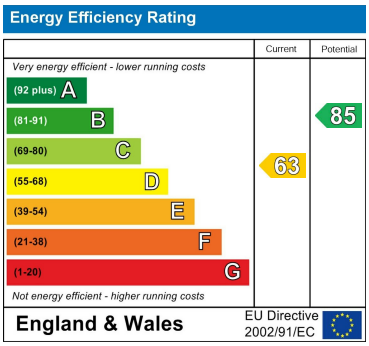
Council Tax Band

B

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