House - Semi-Detached

UPLAND CLOSE, MARKFIELD, LEICESTER, LE67 9LA

PRICE:

£280,000

FEATURES

- Semi Detached Home
- Rear Extention
- Three Generous Sized Bedrooms
- Double Glazed
- Markfield
- Ample Driveway Space
- Kitchen/Diner
- Viewings By Appointment Only
- Gas Central Heating
- Ideal Family Home

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SETHS

3 Bedroom House - Semi-Detached located in Leicester

ENTRANCE HALL
10'5" x 3'10"
Laminate flooring, accessed via a UPVC door with a double-glazed window facing the front aspect. Allows access to all ground floor rooms, with a radiator and stairs leading to the first floor.

LOUNGE
15'8" x 11'5"
Carpeted flooring, a radiator, a double-glazed window facing the front aspect, a fireplace, and another radiator with a double-glazed window facing the rear aspect.

W/C
LVT flooring, radiator, wash hand basin with vanity unit, toilet, and a double-glazed window facing the front aspect. Houses a gas-powered combination boiler.

KITCHEN
13'0" x 11'5"
LVT flooring, a radiator, space for a fridge, and a storage pantry located under the stairs, accessible from the kitchen and dining room. Features a breakfast bar area, integrated oven and grill, plumbing for a washing machine, and a sink with mixer function. Partially tiled walls, a double-glazed window facing the side aspect, an integrated five-ring gas burner with extractor over, and open-plan access into the extended dining area. Accent lighting throughout.

DINING ROOM - REAR EXTENTION
18'11" x 9'0"
LVT flooring, radiator, double-glazed windows facing surrounding aspects, and spotlighting. UPVC doors provide access to the garden.

FIRST FLOOR

LANDING

BEDROOM ONE
13'0" x 9'5"
Carpeted flooring, a radiator, a storage cupboard over the stairs, and a double-glazed window facing the front aspect. Hatch allowing loft access.

BEDROOM TWO
12'5" x 9'6"
LVT flooring, a radiator, a storage cupboard over the stairs, an inbuilt storage cupboard, and a double-glazed window facing the front aspect.

BEDROOM THREE
8'2" x 7'2"
LVT flooring, a radiator, and a double-glazed window face the rear aspect.

BATHROOM
Tiled flooring, radiator, double-glazed window facing the rear aspect, wash hand basin with vanity unit, toilet, polyvinyl bathtub, and a standing shower cubicle with mixer function.

OUTSIDE
A recently landscaped garden, enclosed with new fencing along all aspects of the border. Includes access to a shed, partitioned into two sections and equipped with electrics and lighting.

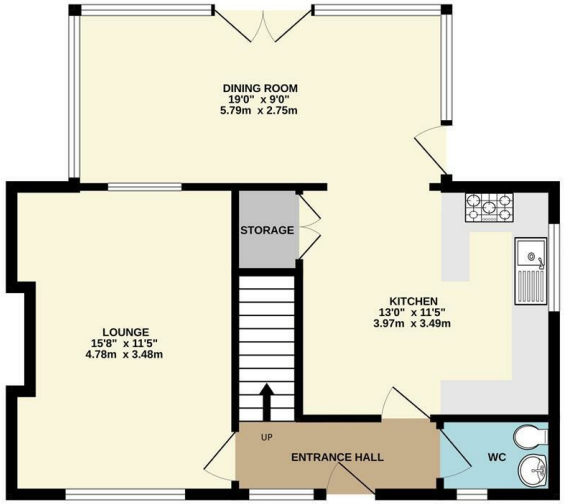
FREEHOLD

COUNCIL TAX BAND - C

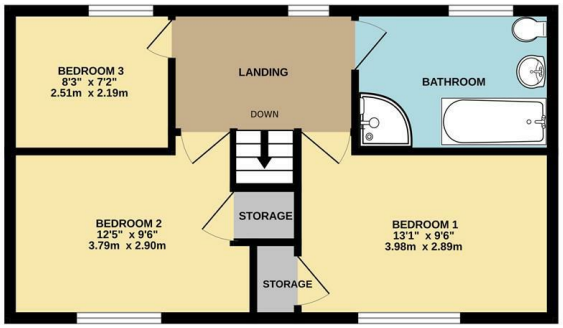
ADDITIONAL INFORMAITON

Tenure: Freehold
EPC rating: C
Council Tax Band: C (Hinkley and Bosworth)
Council Tax Rate: £1,961.30
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Superfast Broadband

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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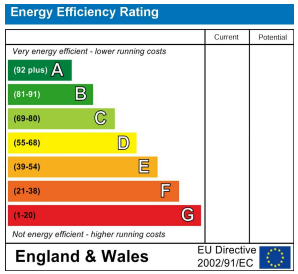

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

SETHS