FREEHOLD

House - Terraced (EPC Rating: C)

Loughborough Road, Birstall, Leicester, LE4 4BH

Offers Over

£235,000

SETHS

3 1 1 C

3 Bedroom House - Terraced located in Leicester

***** THREE BEDROOM MID TERRACED HOUSE - DRIVEWAY - BIRSTALL *****

Seths Estate Agents are pleased to present this unique three-bedroom mid-terraced home located on Loughborough Road, Birstall. This property offers a distinctive layout and is perfect for modern living.

Upon entering, the entrance hall provides access to a bedroom and a spacious lounge with a balcony. Stairs lead down to the ample kitchen and diner, which provides direct access to the garden.

The second floor accommodates two generous bedrooms and a well-appointed bathroom. The property is finished to a high standard, featuring fitted cupboards, double glazing, and gas central heating.

With a driveway for one vehicle, viewing is highly recommended. Call Seths Estate Agents today on 0116 266 9977 to arrange a viewing.

GROUND FLOOR

KITCHEN/DINER
14'8" x 12'1"
Tiled flooring, base-level and eye-level units with partially tiled walls. It includes an integrated gas burner with an oven and extractor overhead, plumbing and space for a washing machine, a stainless steel sink, and space for a dishwasher. A double-glazed window faces the rear aspect, and there is a UPVC door providing access to the garden. Additionally, there is space for a fridge and dryer, with storage located under the stairs and spotlighting.

FIRST FLOOR

PORCH
The room features laminate flooring and a double-glazed window facing the side aspect. The entrance to the property is via a UPVC door.

ENTRANCE HALL
Carpet flooring, a standing radiator, and stairs leading down to the kitchen. There is storage under the stairs, which also provides access to the stairs leading to the second floor.

BEDROOM 3
16'6" x 7'10"
Laminate flooring, a standing radiator, an inbuilt storage cupboard, and a built-in desk. There is also a double-glazed window facing the front aspect.

LOUNGE
12'8" x 12'2"
Laminate flooring, a radiator, and a double-glazed window facing the rear aspect. There is a UPVC door leading to the balcony.

SECOND FLOOR

LANDING
The landing provides access to bedroom one, with steps leading up to a further landing area. This area offers access to the loft, an inbuilt storage cupboard, bedroom two, and the family bathroom.

BEDROOM 1
12'2" x 10'4"
Laminate flooring, a double-glazed window facing the front aspect, and a radiator.

BEDROOM 2
11'1" x 6'10"
Laminate flooring radiator double-glazed window facing the rear aspect

BATHROOM
Vinyl flooring, a standing radiator, a polyvinyl bathtub, a toilet, and a wash basin. The walls are partially tiled, and there is an electric shower. A double-glazed window faces the rear aspect.

OUTSIDE
To the front, the property offers off-road parking for one vehicle. At the rear, the garden features a wooden patio and is secluded by wooden fencing along the perimeter.

ADDITIONAL INFORMATION

COUNCIL TAX BAND - B

FREEHOLD

BASEMENT 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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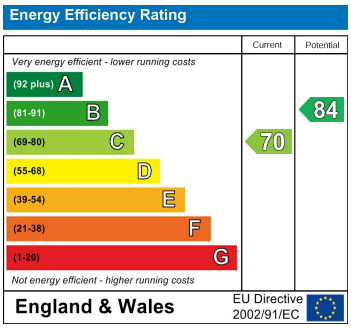
Council Tax Band

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