FOR SALE

# MARSTON ROAD
# NORTHFIELDS
# LEICESTER
# LE4 9FD

Offers Over

## £270,000

FEATURES

- Great location
- Semi Detached House
- Lounge
- Extended Kitchen
- Generous sized garden
- Close to local amenities
- 3 Bedrooms
- Dining Room
- Family Bathroom
- uPVC double glazing

3 1 2

SETHS

# 3 Bedroom Semi Detached House in Leicester

## GROUND FLOOR

### ENTRANCE HALL
Laminate flooring, radiator, staircase leading to first floor, understairs storage cupboard

### LOUNGE
13'4" (to bay)m x 13'2"
Carpeted, radiator, gas fireplace, uPVC double glazed bay window

### DINING ROOM
13'2" x 11'10"
Carpeted, radiator, uPVC double glazed window

### KITCHEN
20'9" x 5'11"
Wall and base units with worktops over, 4 ring gas hob with electric oven and extractor hood, sink with mixer tap and splashback tiles, tiled flooring, radiator, x3 uPVC double glazed windows, uPVC double glazed door leading to rear garden

## FIRST FLOOR

### BEDROOM 1
13'3" x 10'11"
Carpeted, radiator, uPVC double glazed window

### BEDROOM 2
11'9" x 10'1"
Carpeted, radiator, uPVC double glazed window

### BEDROOM 3
10'8" x 6'1"
Carpeted, radiator, uPVC double glazed window

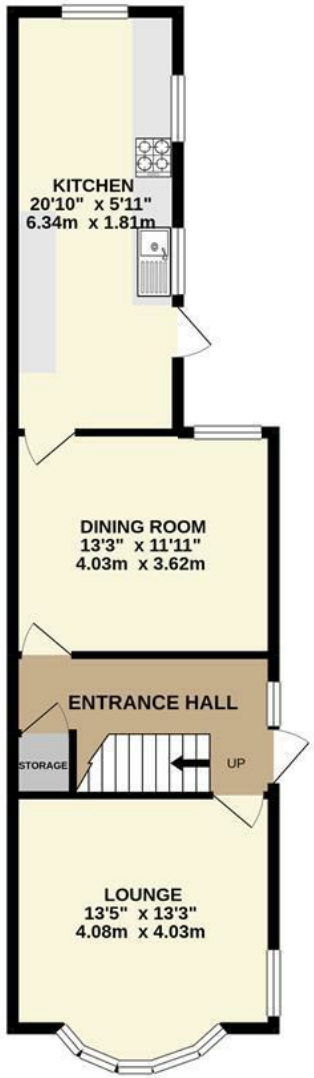
### BATHROOM
3 pc suite comprising of; WC / wash hand basin with mixer tap / bathtub with shower overhead, fully tiled walls and flooring, towel radiator, extractor fan, uPVC double glazed window

### OUTSIDE
To the front of the property is a paved frontage. To the rear of the property is a generous sized garden mainly grassed with a slabbed patio area and wooden fence surrounds.

### ADDITIONAL INFO
Tenure: Freehold
EPC rating: awaited
Council Tax Band: A
Council Tax Rate: £1,528.34
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Ultrafast Full Fibre Broadband

WAKE
UP
AND
MAKE
UP

GROUND FLOOR
565 sq.ft. (52.5 sq.m.) approx.




1ST FLOOR
496 sq.ft. (46.1 sq.m.) approx.

TOTAL FLOOR AREA : 1061 sq.ft. (98.6 sq.m.) approx.

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

A

## Energy Efficiency Rating

| | Current | Potential |
|---|---|---|
| *Very energy efficient - lower running costs* | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (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.

SETHS