

FREEHOLD

House - Semi-Detached

# SOMERSET AVENUE, STADIUM ESTATE, LEICESTER.

PRICE:

£350,000

## FEATURES

- Four Bedrooms
- Semi Detached Home
- New Build
- Drive for Two Vehicles
- Garage
- Stadium Estate
- Double Glazing
- Open plan Kitchen and Lounge
- Viewings by Appointment Only
- Ideal Family Home



 **SETHS**

# 4 Bedroom House - Semi-Detached located in Leicester

## ENTRANCE HALL

Laminate flooring, access to a WC, stairs leading to the first floor, kitchen, and lounge. There is a radiator.

## W/C

Laminate flooring, toilet, wash hand basin, and a double-glazed window facing the front aspect.

## KITCHEN/LOUNGE

26'6" x 13'7"

Laminate flooring, base and high-level units, storage cupboard located under the stairs, stainless steel sink, integrated four-ring gas burner with oven and extractor overhead, partially tiled walls, integrated washing machine, and space for a fridge. The kitchen accommodates a gas-powered combination boiler. UPVC double doors allow access to the garden.

## FIRST FLOOR

### LANDING

Carpeted flooring, storage cupboard, radiator, double glazed window facing the front aspect, and stairs leading to the second floor. Provides access to all rooms on the first floor.

### BEDROOM 3

13'8" x 9'9"

Carpeted flooring, radiator double glazed window facing the rear aspect

### BEDROOM 4

9'10" x 6'4"

Carpeted flooring, radiator, double glazed window facing the front aspect.

## BATHROOM

Vinyl flooring, polyvinyl bathtub with mixer attachment, partially tiled walls, wash hand basin, toilet, and radiator.

## SECOND FLOOR

### LANDING

Carpeted flooring, allowing access to both bedrooms on the second floor,

### BEDROOM 1

13'8" x 12'7"

Carpeted flooring, radiator, double-glazed window facing the front aspect, and access to an en-suite.

### ENSUITE

Vinyl flooring, radiator, toilet, wash hand basin, partially tiled walls, and a standing shower cubicle with mixer function.

### BEDROOM 2

13'7" x 11'0"

Carpeted flooring, radiator, two double-glazed windows facing the front aspect.

## OUTSIDE

To the front aspect, the driveway is large enough to accommodate parking for one vehicle, with a slabbed path leading to the entrance of the property. There is also a wooden gate providing access to the rear garden and detached garage. The rear garden features a combination of a grass lawn and a slabbed patio area, perfect for outdoor seating and activities. It is enclosed by a wooden fence for privacy and has side access via a gate.

## FREEHOLD

## GARAGE

## COUNCIL TAX BAND - D

City of Leicester Council

## ADDITIONAL INFORMATION









BELGRAVE OFFICE SALES | 20 LOUGHBOROUGH ROAD, LEICESTER, LE4 5LD



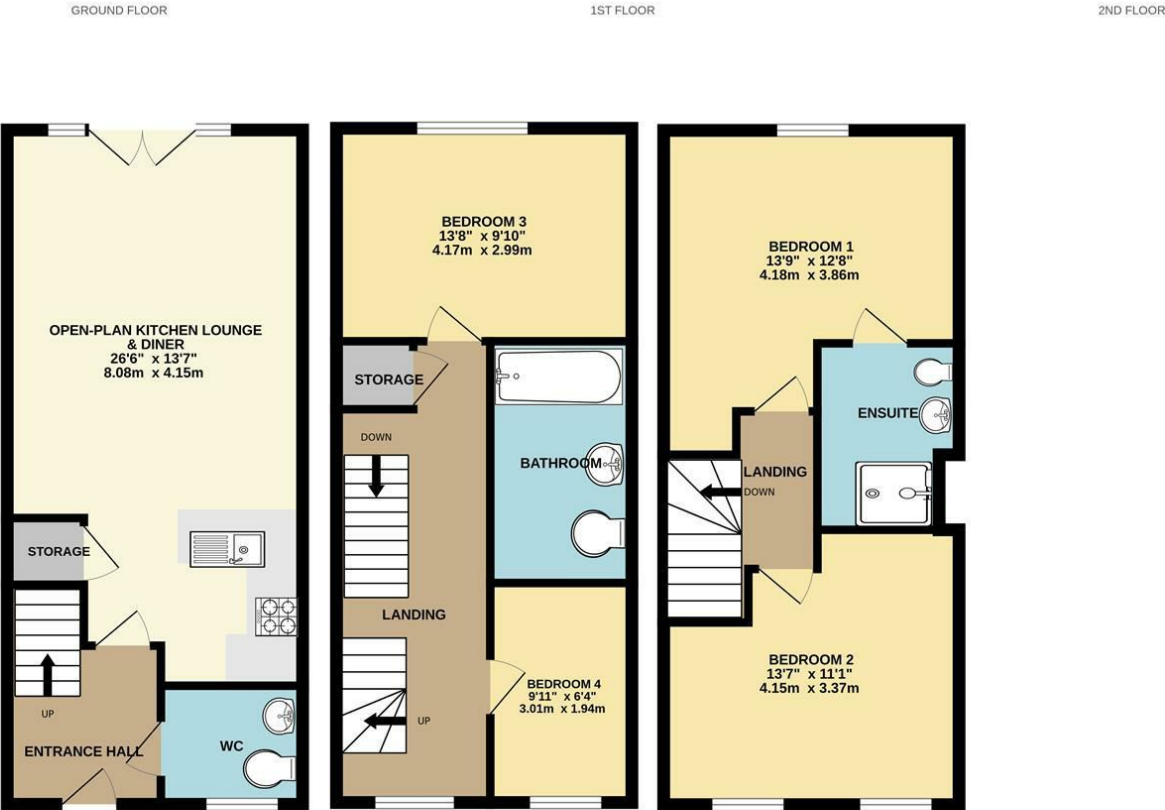


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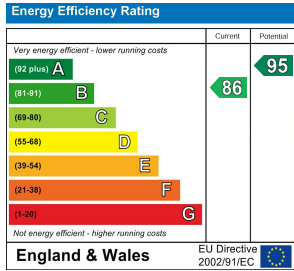
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**D**



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