FREEHOLD

House - End Terrace (EPC Rating: C)

Swainson Road, Northfields, Leicester, LE4 9DR

PRICE:

£260,000

SETHS

2 1 1 C

2 Bedroom House - End Terrace located in Leicester

***** TWO BEDROOMS - GARAGE - DRIVEWAY - POTENTIAL TO EXTEND STPP *****

Located on a generous corner plot in Northfields, this two-bedroom end terraced home offers off-road parking via a private driveway and garage, plus a spacious, low-maintenance rear garden finished with paving.

Inside, the property has been thoughtfully upgraded with features such as underfloor heating and a smart thermostat. The lounge includes a bay window and integrated media recesses, while the modern kitchen boasts a breakfast area, integrated appliances including a dishwasher, oven, microwave, and gas burner with extractor.

A rear lobby leads to a stylish ground-floor bathroom with a Jacuzzi bathtub, vanity basin, and panelled ceilings—all with underfloor heating.

Upstairs are two well-sized bedrooms, both with fitted blinds and blackout shutters, plus a carpeted loft space with annex-style windows for additional use.

An ideal first-time or investment purchase—contact Seths Estate Agents to arrange a viewing.

ENTRANCE HALL
Carpeted flooring, radiator, and stairs leading to the first floor. Provides access into the lounge.

LOUNGE
12'11" x 11'5"
Underfloor heating, carpeted flooring, and a double glazed bay window facing the front aspect. Includes access to a storage area, integrated TV recess with an additional recess for a soundbar and speaker, smart thermostat, and alarm system control panel. Leads into the kitchen.

KITCHEN
14'6" x 7'8"
Underfloor heating, tile flooring, and partially tiled walls. Features a breakfast area, base and eye-level units, sink with integrated dishwasher, space for a fridge, and plumbing for a washing machine. Integrated microwave and oven, gas burner with extractor over, and gas-powered combination boiler. Double glazed window faces the rear aspect.

LOBBY
Tile flooring with underfloor heating, radiator, access into the garden, and access into the downstairs bathroom.

BATHROOM
Underfloor heating, tiled flooring and walls, panelled ceiling, radiator, toilet, and wash hand basin with vanity unit. Includes a polyvinyl bathtub with Jacuzzi function and mixer shower over. Double glazed window faces the side aspect.

LANDING
Carpeted flooring, providing access to all first-floor rooms and a hatch for loft access.

BEDROOM ONE
11'11" x 11'1"
Carpeted flooring, radiator, and double glazed window facing the front aspect. Allows access into the loft.

BEDROOM TWO
14'10" x 9'10"
Two double glazed windows facing the rear aspects. Fitted blinds and blackout shutters. Includes a radiator.

LOFT SPACE
Carpeted flooring and annex windows.

OUTSIDE
Situated on a corner plot, the property benefits from enough space to allow for an extension, subject to planning permission. A concrete drive comfortably fits two vehicles, and is enclosed by a brick-built border along the perimeter. There is access to the porch, and a wooden gate allows entry into the garden.

The garden allows access to the garage and a storage shed. It is secluded by a combination of brick-built and wooden fencing along the perimeter. The garden features a slabbed patio stepping up to a further slabbed garden area with a grass lawn.

GARAGE

FREEHOLD

COUNCIL TAX BAND - A

ADDITIONAL INFORMATION

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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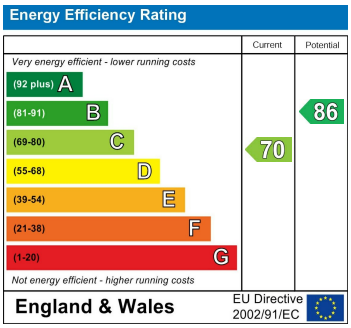
Council Tax Band

A

Energy 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