

TRUEWAY ROAD
EVINGTON
LEICESTER
LE5 5UG

Offers Over

£495,000





FEATURES

- 6 Bedrooms
- Extended to side and rear
- Spacious kitchen / diner
- Living Room
- Driveway to front
- Semi detached house
- Sought after LE5 location
- Through lounge
- Family bathroom + wet room + downstairs WC
- Generous sized rear garden

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SETHS

6 Bedroom Semi Detached House for sale in Leicester

GROUND FLOOR

PORCH

ENTRANCE HALLWAY
Laminate flooring, radiator, staircase leading to first floor

LIVING ROOM
14'7" (max) x 11'7"
Carpeted, radiator, uPVC double glazed bay window

THROUGH LOUNGE
19'6" x 10'10" (max)
Carpeted, radiator, uPVC double glazed French doors leading to rear garden

KITCHEN / DINER
17'10" x 15'7"
Wall and base units with worktops over, 5 ring gas hob with extractor hood, built-in double oven, sink with mixer tap and drainer, space for fridge / freezer, plumbing for dishwasher, plumbing for washing machine, tiled flooring, partly tiled walls, radiator, uPVC double glazed window, uPVC double glazed door leading to rear garden

WET ROOM
Wash hand basin, shower area with electric shower, mixer shower, tiled flooring, cladded walls, radiator

DOWNSTAIRS WC
WC, wash hand basin, vinyl flooring, partly tiled walls, uPVC double glazed window

GARAGE
15'9" x 7'8"
With up and over door

FIRST FLOOR

BEDROOM 1
14'8" (max) x 10'11"
Carpeted, radiator, uPVC double glazed bay window

BEDROOM 2
11'9" x 8'11"
Carpeted, radiator, fitted wardrobes, uPVC double glazed window

BEDROOM 3
10'2" x 7'8"
Carpeted, radiator, uPVC double glazed window

BEDROOM 4
11'7" x 7'7"
Carpeted, radiator, uPVC double glazed window

BEDROOM 5
8'4" x 6'8"
Laminate flooring, radiator, uPVC double glazed window

BATHROOM
WC, wash hand basin, corner bathtub with mixer tap and shower overhead, vinyl flooring, partly tiled walls, radiator, extractor fan, uPVC double glazed window

SECOND FLOOR

BEDROOM 6
17'3" x 14'3"
Carpeted, radiator, eaves storage, x4 skylight windows

OUTSIDE

To the front of the property is a paved driveway for one car (potential for two). To the rear of the property is a spacious garden mainly grassed, partly slabbed with wooden fence surrounds.

ADDITIONAL INFO

Tenure: Freehold
EPC rating: C
Council Tax Band: E
Council Tax Rate: £3,090.70
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Full Fibre Broadband

















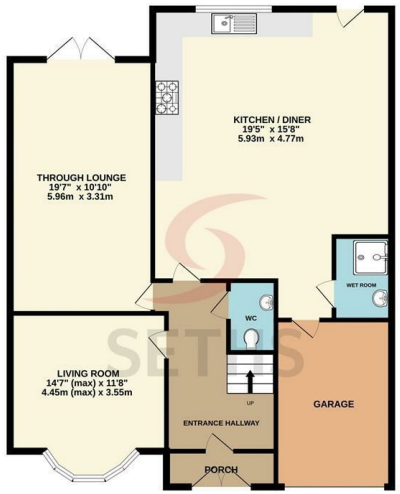




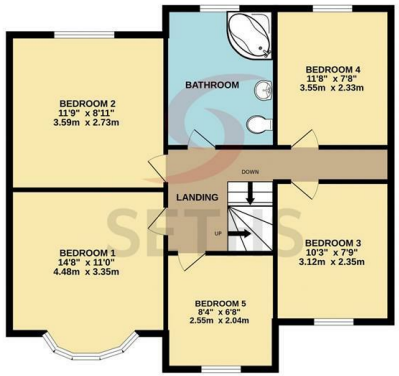




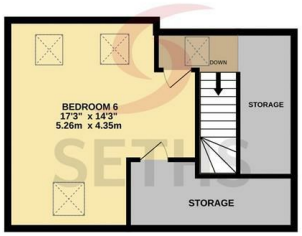
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Call us on

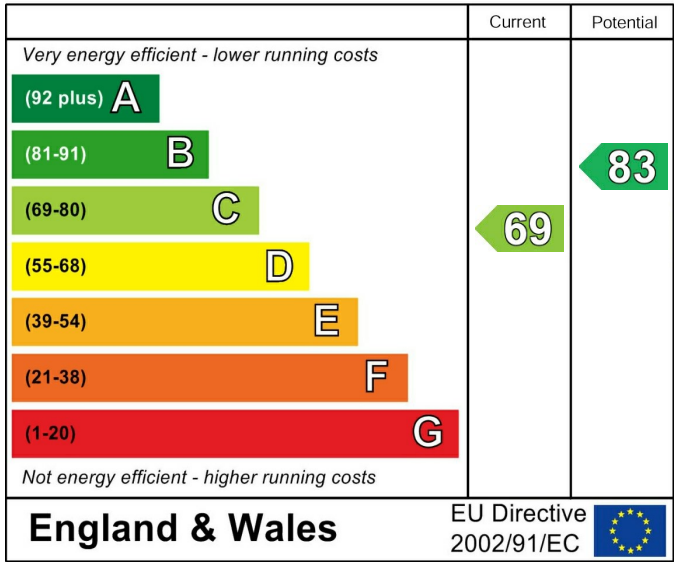
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Council Tax Band

E

Energy Efficiency Rating



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