SEMI DETACHED HOUSE

CHURCH HILL ROAD, LEICESTER, LE4 8DF

Offers Over

£275,000

FEATURES

- Three Bedrooms
- Garage
- Ideal Family Home
- Gas Central Heating
- Large Garden
- Drive for two Vehicles
- Front Garden
- Double Glazed
- Car Port
- Potential to Extend (Subject to Planning Permission)

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SETHS

3 Bedroom Semi Detached house located in Leicester

PORCH

ENTRANCE HALL
Carpeted flooring, radiator, providing access to all rooms on the ground floor, stairs leading upstairs, radiator

LOUNGE
13'10" x 10'11"
Carpeted flooring, radiator, double glazed bay window facing the front aspect, gas fireplace

KITCHEN/DINER
16'3" x 11'2"
Combination of laminate and carpeted flooring, base and eye level units, sink, double glazed window facing the side aspect, uPVC door providing access to the carport, sliding uPVC double glazed doors leading to the garden, gas fireplace, integrated four ring gas burner with oven and integrated extractor over, storage cupboard located under the stairs, radiator.

FIRST FLOOR

LANDING
Carpeted flooring, provides access to all rooms on the first floor and the loft.

BEDROOM 1
12'1" x 7'11"
Carpeted flooring, radiator, double glazed bay window facing the front aspect, inbuilt storage cupboards

BEDROOM 2
11'5" x 9'6"
Carpeted flooring, double glazed, window facing the rear aspect, radiator

BEDROOM 3
8'1" x 7'5"
Carpeted flooring ,radiator, double glazed window facing the front aspect.

BATHROOM
Tiled flooring, tiled walls, toilet, wash hand basin with unit, standing shower cubicles with mixer function, storage cupboard which includes the gas-powered combination boiler.

OUTSIDE
At the rear of the property, the garden is oriented to the south and showcases both slabbed and wooden patio areas. The descending garden predominantly comprises a grass lawn and is encircled by wooden fencing along its perimeter. Enhancing functionality, the garden includes two wooden sheds, and a pathway of slabs provides seamless navigation to the furthest reaches of the outdoor space.

GARAGE
This generously sized garage offers significant potential for conversion into an extension, subject to securing requisite planning permissions. Noteworthy is the property's unique underground construction, featuring a pit that presents an additional opportunity for conversion into an expanded living space. Enhanced with electrical amenities and lighting, the garage showcases adaptability for diverse uses, contributing to the property's versatility.

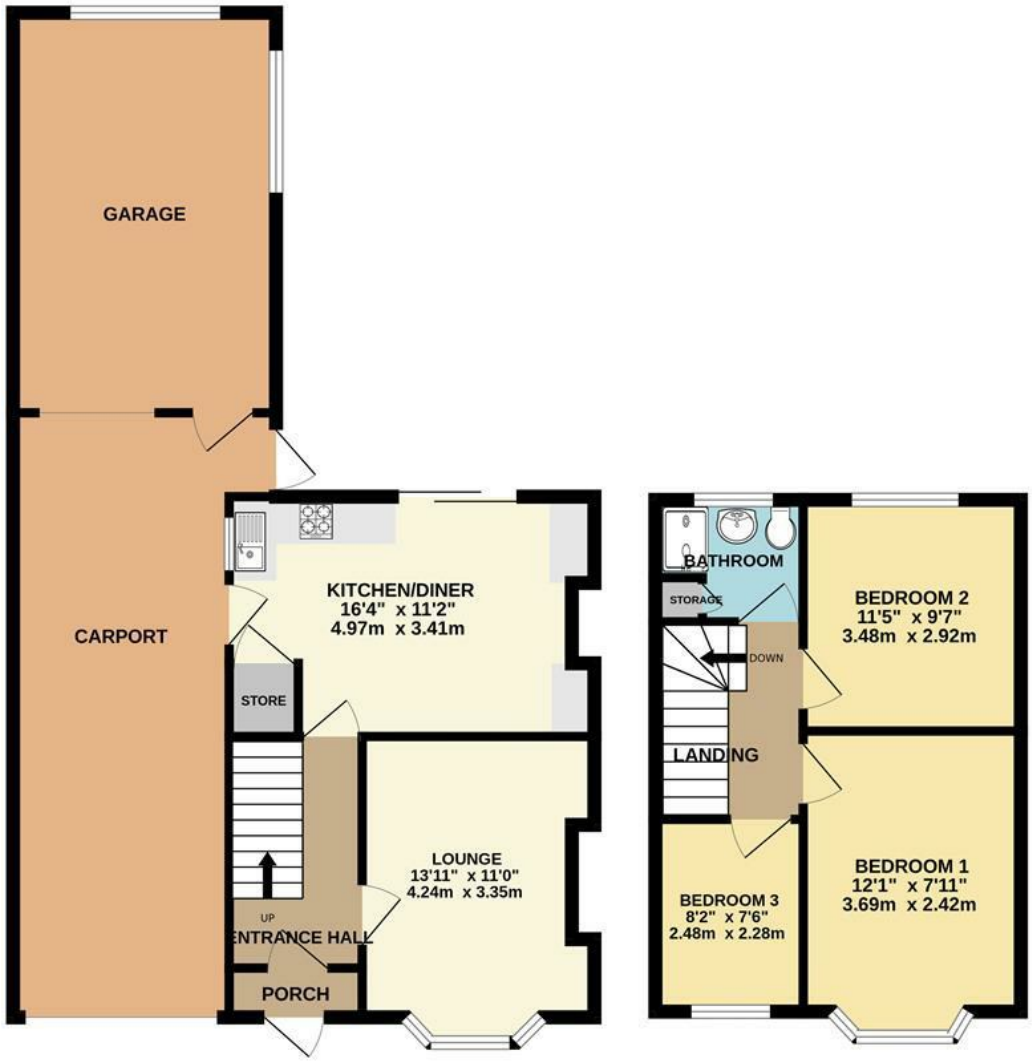
CAR PORT
Weatherproof carport with a concrete surface, providing a secure and sheltered parking space.

FREEHOLD

COUNCIL TAX BAND - B

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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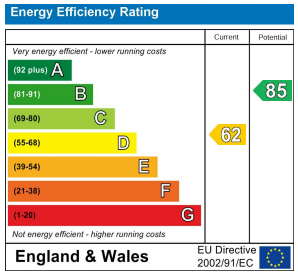

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SETHS