Bungalow - Detached

KITCHENER ROAD
NORTH EVINGTON
LEICESTER
LE5 4AS

Offers Over

£375,000

FEATURES

- Freehold
- Fully renovated throughout
- Sought after location
- Lounge / Diner
- No chain
- Modern design
- Walking distance to many local amenities
- 4 Bedrooms inc ensuite

4 2 1 D

SETHS

4 Bedroom Bungalow - Detached located in Leicester

ENTRANCE HALL

LOUNGE / DINER
21'3" x 10'4"
LVT flooring, long standing radiator, radiator, uPVC double glazed window

KITCHEN
11'6" x 5'10"
Wall and base units with worktops over, 4 ring gas hob with built-in oven and extractor hood, sink with mixer tap and drainer, space for fridge/freezer, LVT flooring, partly tiled walls, long standing radiator, storage cupboard, uPVC double glazed window

BEDROOM 1
13'3" x 12'11"
Carpeted, radiator, uPVC double glazed bay window

ENSUITE
WC, wash hand basin with mixer tap and vanity units, corner shower cubicle with electric shower, tiled flooring, tiled walls, extractor fan, towel radiator, uPVC double glazed window

BEDROOM 2
14'0" x 10'11"
Carpeted, radiator, uPVC double glazed bay window

BEDROOM 3
13'5" x 10'11"
Carpeted, radiator, uPVC double glazed window

BEDROOM 4
9'10" x 8'11"
Carpeted, radiator, uPVC double glazed window

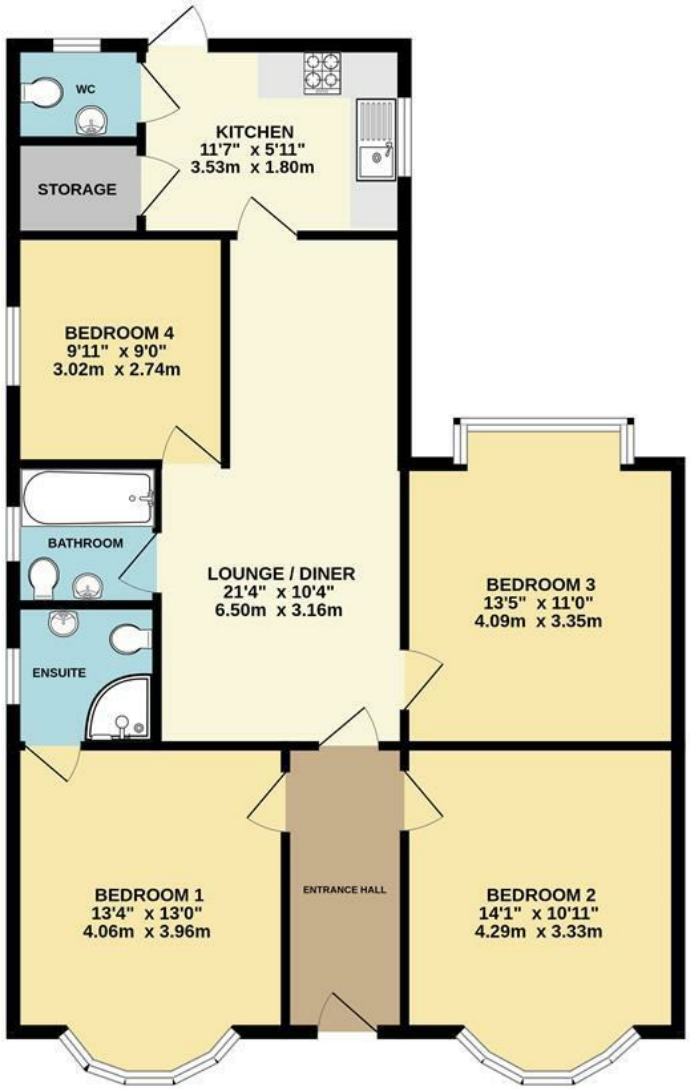
BATHROOM
WC, wash hand basin with mixer tap and vanity units, bathtub with mixer tap and shower overhead, tiled flooring, tiled walls, extractor fan, towel radiator, uPVC double glazed window

WC
WC, wash hand basin with mixer tap, tiled flooring, tiled walls, uPVC double glazed window

OUTSIDE
To the front of the property is a driveway with off road parking for 2 cars. To the rear of the property is a low maintenance garden with wooden fence surrounds.

ADDITIONAL INFO
Tenure: Freehold
EPC rating: D
Council Tax Band: B
Council Tax Rate: £1873
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Full Fibre Broadband

GROUND 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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Council Tax Band

B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	60	
(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