

FOR SALE



BLANKLYN AVENUE LEICESTER LE5 5FA

Offers Over

£400,000

FEATURES

- 4 Bedrooms inc an ensuite
- Extended Semi Detached House
- Sought after location
- Within walking distance to schools, shops and places of worship
- Three storey
- Driveway for 2 cars
- Living Room + Spacious Lounge / Diner
- Kitchen
- Family bathroom + downstairs shower room
- Low maintenance rear garden



 **SETHS**

4 Bedroom Semi Detached House for sale in Leicester

GROUND FLOOR

PORCH

ENTRANCE HALLWAY

Laminate flooring, radiator, staircase leading to first floor

LIVING ROOM

12'9" x 10'5"

Laminate flooring, radiator, uPVC double glazed bay window

LOUNGE / DINER

23'3" x 10'5"

Laminate flooring, x2 radiators, media wall with x6 square niche with LED lighting, uPVC French doors leading to rear garden

KITCHEN

10'2" x 9'8"

Wall and base units with worktops over, 5 ring gas hob with built-in oven and extractor hood, sink with mixer tap and drainer, plumbing for washing machine, space for dryer, space for fridge/freezer, tiled flooring, partly tiled walls, radiator, uPVC double glazed window

LOBBY

Laminate flooring, access to downstairs shower room

SHOWER ROOM

WC, wash hand basin with mixer tap, shower cubicle with mixer valve, vinyl flooring, tiled walls

SIDE STORAGE

26'9" (max) x 3'11"

Vinyl flooring, x2 skylight windows, uPVC double glazed door leading to front, door leading to kitchen

FIRST FLOOR

BEDROOM 2

12'9" x 10'5"

Carpeted, radiator, built in storage cupboard, uPVC double glazed window

BEDROOM 3

12'9" x 10'8"

Carpeted, radiator, built in storage cupboard, uPVC double glazed window

BEDROOM 4

9'0" x 6'6"

Carpeted, radiator, built in storage cupboard, 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, towel radiator, uPVC double glazed window

SECOND FLOOR

BEDROOM 1

18'0" x 12'10"

Carpeted, radiator, ensuite, eaves storage, x2 skylight windows, uPVC double glazed window

ENSUITE

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

OUTSIDE

To the front of the property is a paved driveway with space for 2 cars. To the rear of the property is a low maintenance garden with Astroturf and secluded by concrete

panels. There's access to an enclosed pergola with a wooden storage shed. The property comes equipped with a CCTV camera system.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: tbc

Council Tax Band: B

Council Tax Rate: £1,966.81

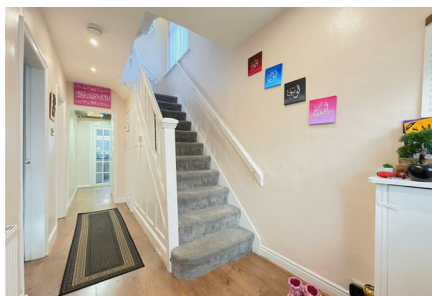
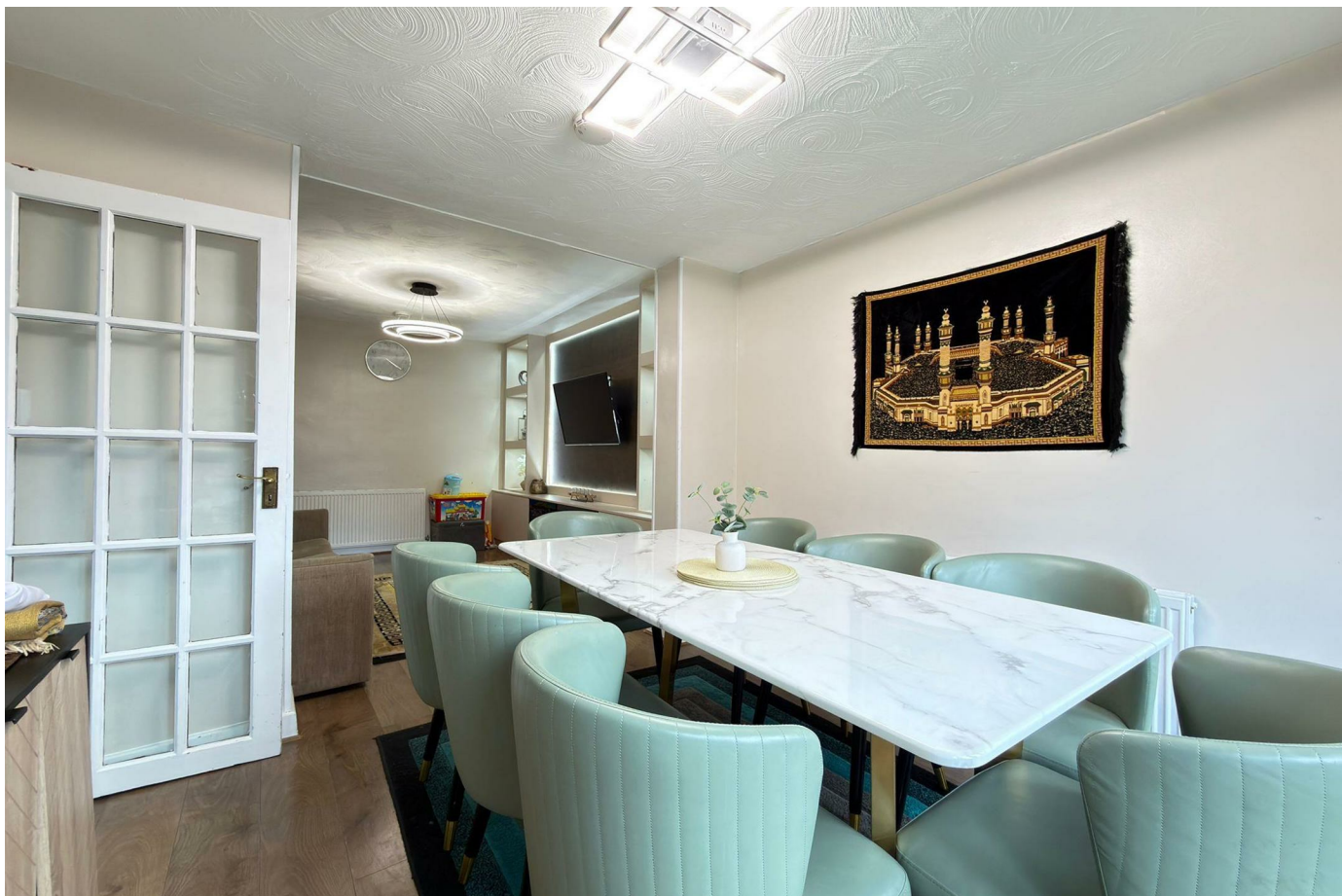
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband





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Call us on

0116 266 9977

info@seths.co.uk

www.seths.co.uk

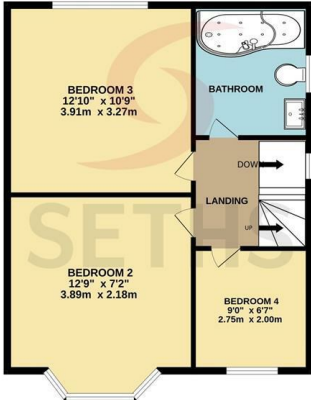
Council Tax Band

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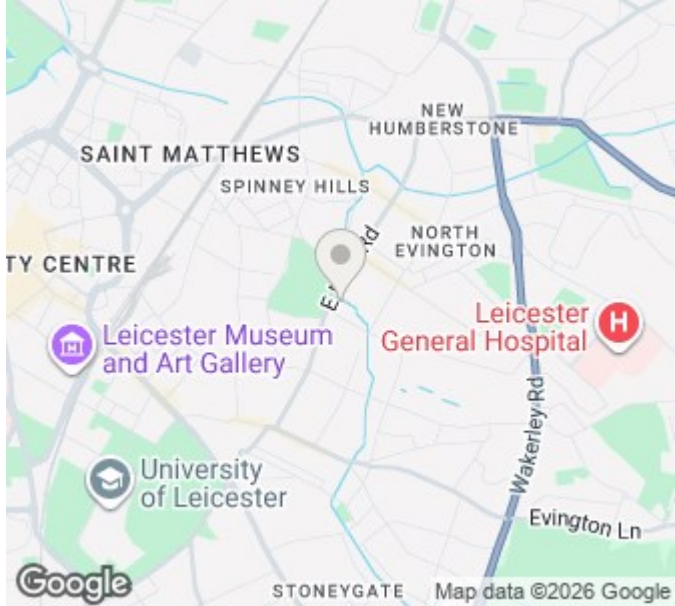
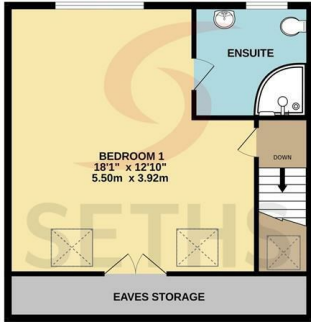
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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.

