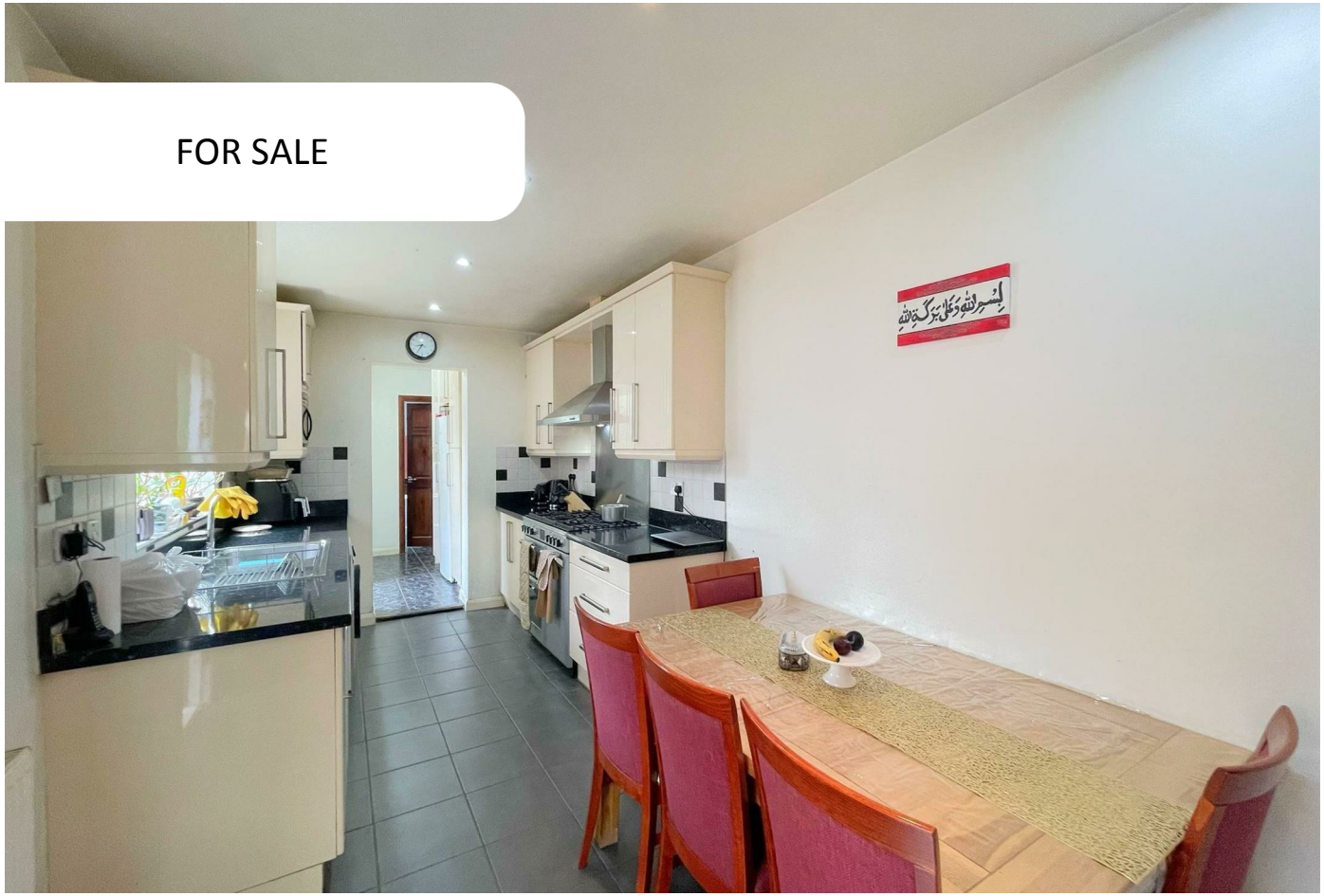
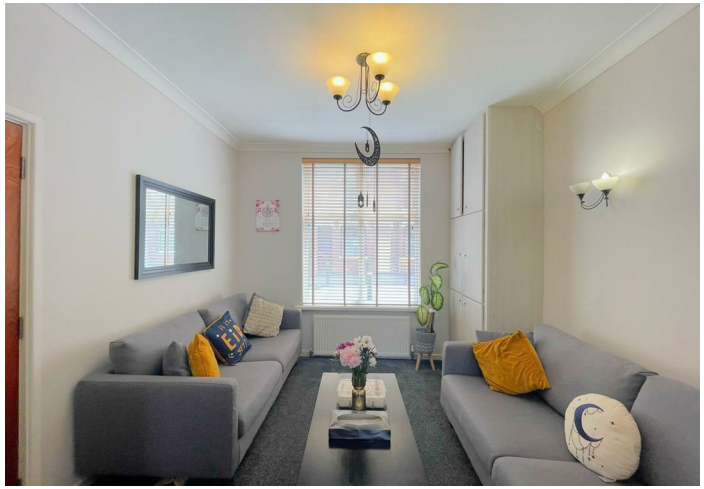




House - Terraced

WILSON STREET
HIGHFIELDS
LEICESTER
LE2 0BB

£325,000

FEATURES

- Freehold
- Walking distance to schools, shops and places of worship
- Five bedrooms
- Dining Room
- Bathroom + shower room + WC
- Sought after location
- Spacious terraced property
- Sitting Room
- Breakfast kitchen + Utility room
- Entrance hallway

5 2 2 D

SETHS

5 Bedroom Mid Terraced House located in Highfields

GROUND FLOOR

ENTRANCE HALLWAY
Carpeted, radiator, staircase leading to first floor

SITTING ROOM
10'11" x 10'2"
Carpeted, radiator, uPVC double glazed window, double doors leading to dining room

DINING ROOM
11'11" x 10'7"
Carpeted, radiator, gas fire, uPVC double glazed window

BREAKFAST KITCHEN
16'6" x 7'6"
Wall and base units with worktops over, space for Rangemaster cooker, extractor hood, sink with mixer tap and drainer, plumbing for washing machine, partly tiled walls, tiled flooring, space for breakfast table, radiator, storage cupboard, uPVC double glazed window, uPVC double glazed door, opening to utility room

UTILITY ROOM
7'10" x 6'6"
Wall and base units with worktops over, space for fridge / freezer, space for tumble dryer, uPVC double glazed door to rear yard

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

FIRST FLOOR

BEDROOM 1
14'3" x 11'5"
Carpeted, radiator, x2 uPVC double glazed windows

BEDROOM 2
12'2" x 8'10"
Carpeted, radiator, uPVC double glazed window

BEDROOM 3
13'4" x 7'8"
Carpeted, radiator, uPVC double glazed window

WC
WC, wash hand basin with mixer tap and vanity units, storage cupboard, tiled flooring, tiled walls, radiator, uPVC double glazed window

SECOND FLOOR

BEDROOM 4
12'2" x 8'10"
Carpeted, radiator, fitted wardrobes, uPVC double glazed window

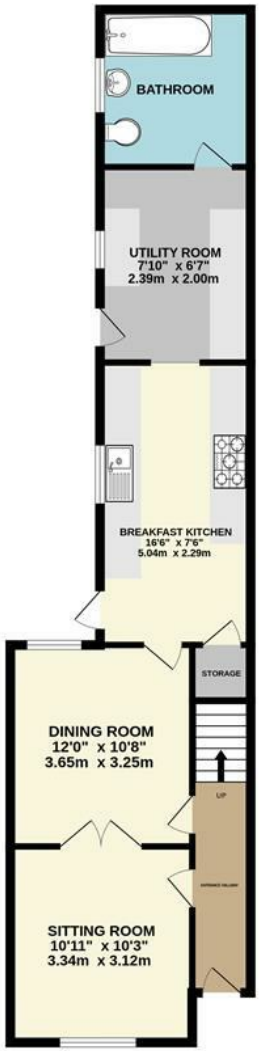
BEDROOM 5
12'2" x 7'7"
Carpeted, radiator, eaves storage, skylight window

SHOWER ROOM
WC, wash hand basin with mixer tap, shower cubicle, radiator, tiled flooring, tiled walls, eaves storage, skylight window

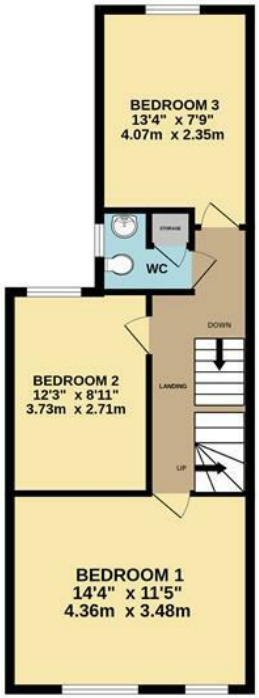
OUTSIDE
Slabbed yard to the rear with brick walls surround

ADDITIONAL INFO
Tenure: Freehold
EPC rating: D
Council Tax Band: B
Council Tax Rate: £1,872.67
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Full Fibre Broadband

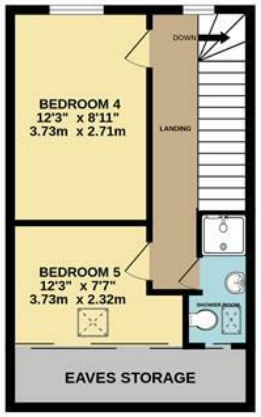
GROUND FLOOR



1ST FLOOR



2ND 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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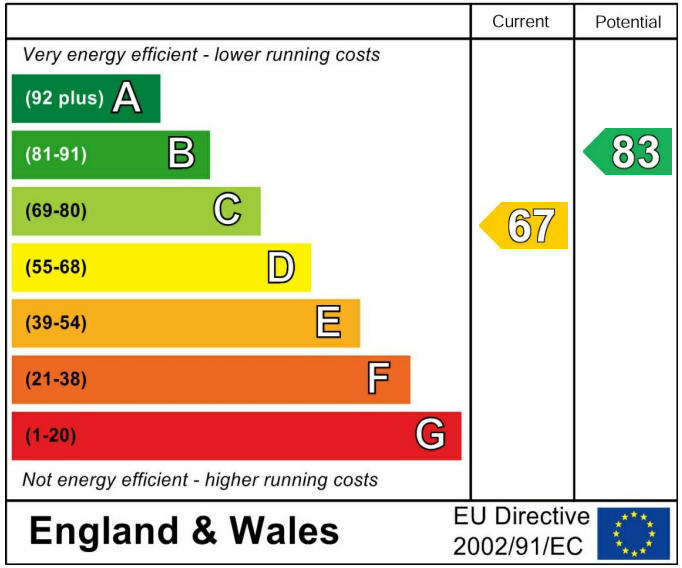

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

SETHS