

FOR SALE



LOUGHBOROUGH ROAD  
BIRSTALL  
LEICESTER  
LE4 4NJ

£349,950

FEATURES

- No Chain
- 2 Bedrooms
- Spacious garden
- Kitchen / Diner
- Shower Room
- Freehold
- Semi-Detached Bungalow
- Garage + driveway
- Lounge
- Gas central heating



 **SETHS**

# 2 Bedroom Semi-Detached Bungalow for sale in Birstall

## PORCH

Carpeted, uPVC double glazed windows surrounds

## ENTRANCE HALL

Laminate flooring, radiator

## LOUNGE

14'0" x 11'9"

Carpeted, radiator, uPVC double glazed French doors leading to rear garden

## KITCHEN / DINER

13'5" x 12'10"

Wall and base units with worktops over, integrated 4 ring gas hob with built-in oven and extractor hood, sink with mixer tap and drainer, plumbing for washing machine, space for fridge / freezer, laminate flooring, pantry, uPVC double glazed window

## BEDROOM ONE

16'0" x 13'5"

Carpeted, radiator, uPVC double glazed window, uPVC double glazed bay window

## BEDROOM TWO

14'10" x 10'9"

Carpeted, radiator, uPVC double glazed bay window

## SHOWER ROOM

Low level WC, wash hand basin with vanity unit, shower cubicle, original tiled flooring, radiator, UPVC double glazed opaque window to the rear

## OUTSIDE

The property is set well back from the road with a garden to the front and driveway providing off road parking for a number of vehicles. There is a garage to the side

and a door giving access to the rear garden which is of a good size and mostly laid to lawn.

## ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: D

Council Tax Band: C

Council Tax Rate: £2,407.72

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

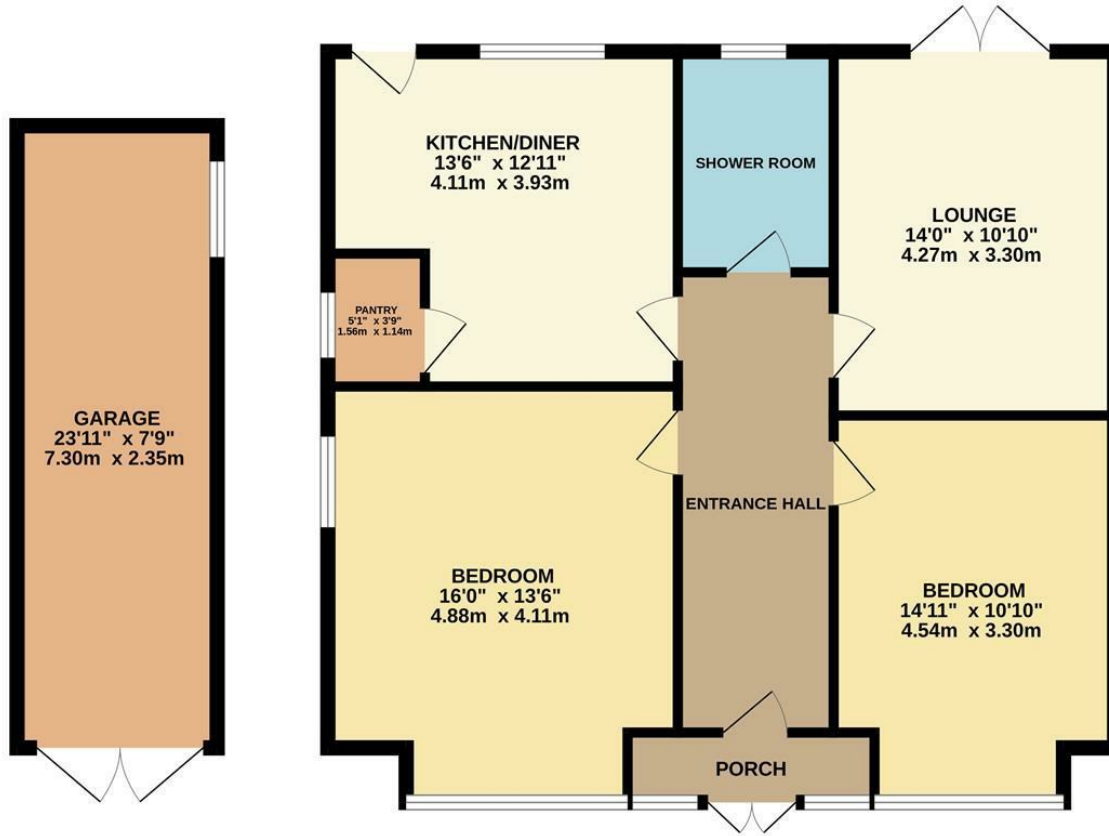
Mains Drainage: Yes

Broadband availability: Full Fibre Broadband



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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

C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

