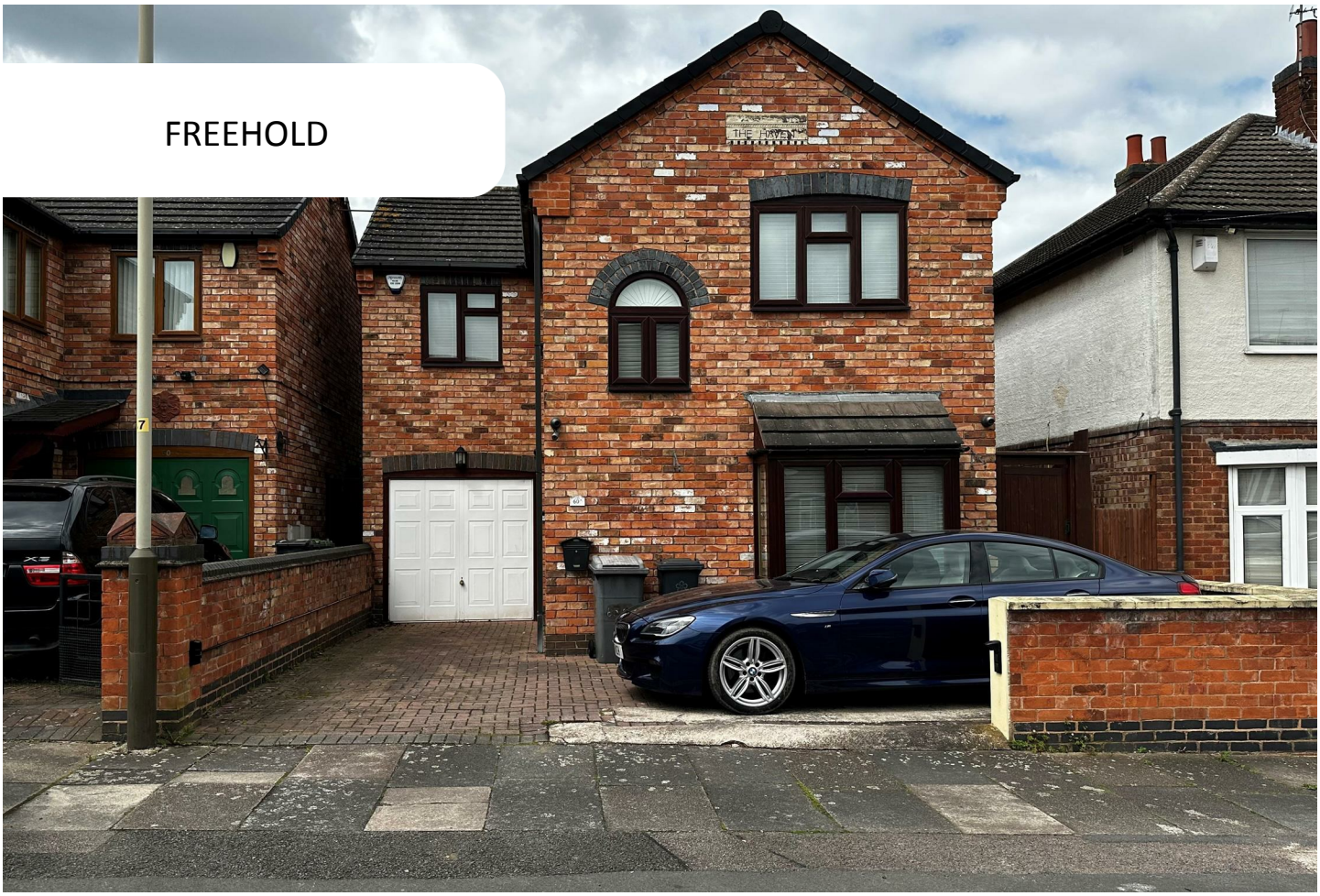


House - Detached (EPC Rating:)

Naseby Road, Northfields, Leicester, LE4 9FH

Offers Over

£385,000

SETHS

4 2 2

4 Bedroom Detached House Located In

*** SPACIOUS 4 BEDROOM DETACHED FAMILY HOME WITH GARAGE ***

Seths are proud to present this impressive 4-bedroom detached property on Naseby Street, Leicester. Designed for comfortable family living, it features a spacious driveway accommodating two cars, two inviting reception rooms, and a convenient downstairs WC. The property also includes a garage, providing additional storage space.

Upstairs, you'll find four bedrooms, including a master bedroom with an ensuite for added privacy and convenience. The family bathroom serves the other bedrooms.

This delightful home offers the perfect blend of functionality and style, making it an ideal choice for families seeking comfort and convenience. Don't miss out on the opportunity to make this property your dream family home.

Viewings are by appointment only.

ENTRANCE HALL

LOUNGE
15'8" x 13'3"
Carpeted, sliding door to the rear aspect, radiator.

STUDY ROOM
12'7" x 8'4"
Wooden flooring, radiator, under stair storage area.

KITCHEN/DINER
14'1" x 10'5"
Base level and rye Level units with in storage cupboard. Tiled flooring and partially tiled walls, floor lights, door to the rear aspect, radiator, Integrated sink & integrated dishwasher. extractor over space for gas cooker. spotlights, double glazed window to the side aspect.

UTILITY ROOM
7'2" x 5'4"
Tiled flooring continues to the Utility Room. double glazed window to the side aspect. Gas powered combination boiler. Space for washer, dryer and fridge, with additional in built cupboards.

W/C
Tiled Flooring and tiled walls, toilet, wash hand basing with unit, standing radiator, spotlighting.

FIRST FLOOR

LANDING
Carpeted, fitted units - storage ,double glazed window to the side aspect, radiator and access to the loft.

BEDROOM 1
14'0" 10'5"
Carpeted, Radiator, Double glazed window to the rear aspect. fitted cupboard.

EN SUITE
Tiled flooring and tiled walls. toilet, wash hand basin with unit over. Extended standing shower with mixer tap. Double Glazed window to the rear aspect.

BEDROOM 2
12'6" x 8'5"
Radiator, carpeted, double glazed window to the front aspect.

BEDROOM 3
12'0" x 7'10"
Carpeted, Radiator, double glazed window to the rear aspect.

BEDROOM 4
8'1" x 7'10"
Radiator, double glazed window to front aspect, and carpeted

BATHROOM
Extended standing shower with mixer, tiled flooring and tiled walls, polyvinyl bathtub, toilet, wash hand basin with unit over. Spotlighting and standing radiator.

FRONT
To the front you will find a block paved driveway to accommodate up to two vehicles and entrance the property. Up and over garage door, wooden gate located to the side leads to the rear

GARAGE

Carpeted flooring, Consumer unit, Lighting, Electrical sockets, Up and Over Door which is electrically operated.

REAR

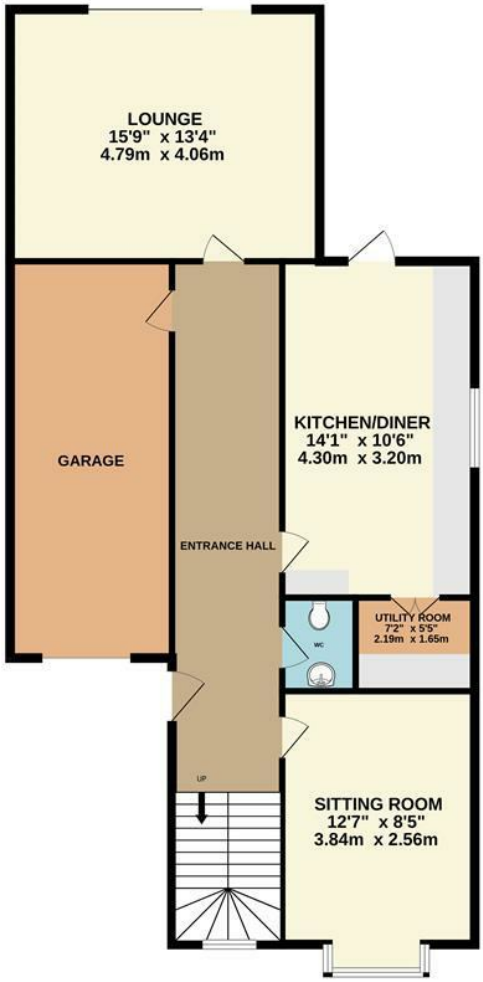
Block paved area with access to the lawned area at the rear, path leading to the shed. Garden is secluded by wooden fencing around the perimeter.

FREEHOLD

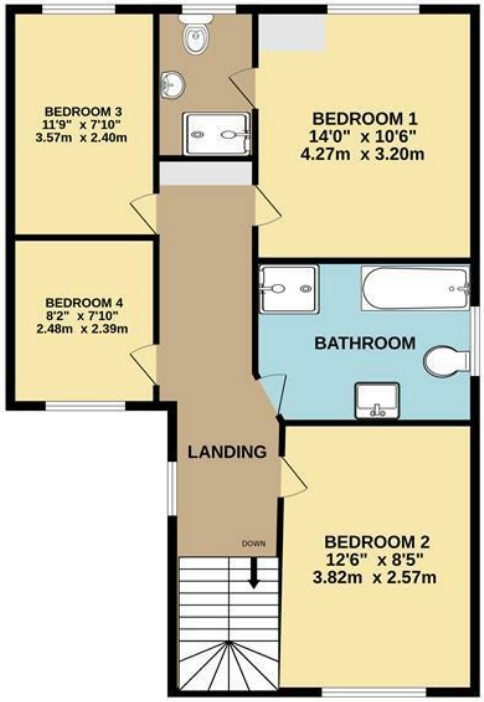
COUNCIL TAX BAND - D

Carex

GROUND FLOOR
1312 sq.ft. (121.9 sq.m.) approx.



1ST FLOOR
1011 sq.ft. (93.9 sq.m.) approx.



TOTAL FLOOR AREA : 2323 sq.ft. (215.8 sq.m.) approx.

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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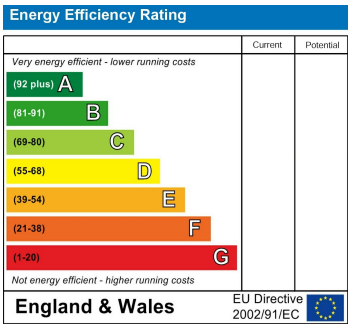
Council Tax Band

D

Energy Performance Graph



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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