

FOR SALE



MELBOURNE ROAD /  
DONNINGTON STREET  
HIGHFIELDS  
LEICESTER  
LE2 0GT

£350,000

FEATURES

- Freehold
- Popular location
- Walking distance to schools, shops and places of worship
- 5 Bedrooms in total
- uPVC double glazing
- Two self-contained flats
- Three storey property
- Chain free
- x2 lounges
- Gas central heating



 **SETHS**

# 5 Bedroom End Terraced House located in Highfields

## GROUND FLOOR FLAT

### LOUNGE

25'4" x 9'0"

Carpeted, radiator, uPVC double glazed window

### KITCHEN / DINER

16'2" x 10'5"

Wall and base units with worktops over, 4 ring gas hob with in-built oven and extractor hood, sink with mixer tap and drainer, plumbing for washing machine, space for fridge/freezer, space for dining table, lino flooring, partly tiled walls, x2 radiators, uPVC double glazed window

### BEDROOM 1

12'6" x 12'6"

Carpeted, radiator, uPVC double glazed bay window

### BEDROOM 2

12'11" x 10'2"

Carpeted, radiator, uPVC double glazed window

### SHOWER ROOM

WC, wash hand basin with mixer tap and splashback tiles, bidet, shower cubicle, extractor fan, lino flooring, radiator, x2 uPVC double glazed windows

## FIRST FLOOR FLAT

### LOUNGE

16'2" x 12'7"

Carpeted, radiator, uPVC double glazed window

## KITCHEN

14'7" x 9'0"

Wall and base units with worktops over, sink with mixer tap and drainer, 4 ring gas hob with built-in oven and extractor hood, plumbing for washing machine, space for fridge / freezer, lino flooring, radiator, x2 uPVC double glazed windows

### BEDROOM 1

12'10" x 10'4"

Carpeted, radiator, uPVC double glazed window

### SHOWER ROOM

WC, wash hand basin, shower cubicle, extractor fan, radiator, uPVC double glazed window

## SECOND FLOOR

### BEDROOM 2

15'4" x 12'8"

Carpeted, radiator, uPVC double glazed window

### BEDROOM 3

9'4" x 7'11"

Carpeted, radiator, skylight window

## ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: A

Council Tax Rate: £1,528.34 (per flat)

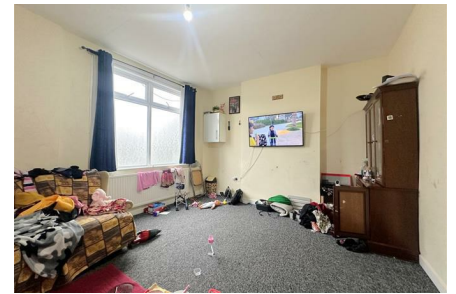
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Ultrafast Full Fibre Broadband



UPPINGHAM ROAD OFFICE SALES | 265 UPPINGHAM ROAD, LEICESTER, LE5 4DG

BASEMENT

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.  
Made with Metropix ©2024

Call us on  
**0116 266 9977**

[info@seths.co.uk](mailto:info@seths.co.uk)  
[www.seths.co.uk](http://www.seths.co.uk)

Council Tax Band  
**A**

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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.

