FREEHOLD

House - Terraced (EPC Rating: C)

SWAINSON ROAD, LEICESTER, LE4 9DR

PRICE:

£250,000

SETHS

3 1 1 C

3 Bedroom House - Terraced located in Leicester

***** NO ONWARD CHAIN - THREE BEDROOMS - OFF ROAD PARKING - NORTHFIELDS *****

Seths are pleased to present this three-bedroom terraced home located on Swainson Road in the Northfields area, offered to the market with no onward chain. The property benefits from off-road parking, an ample-sized rear garden, and potential to extend, subject to the relevant planning permissions.

The ground floor comprises an entrance hall, a spacious lounge with a bay window, and a kitchen fitted with base and wall units, integrated oven and hob, and plumbing for appliances. To the rear, there is a lobby area providing access to the family bathroom and the rear garden.

Upstairs, the property offers three bedrooms, with the main bedroom featuring a built-in storage cupboard.

Externally, the property includes a driveway for one vehicle to the front and a large rear garden laid mainly to lawn with a partially built outhouse and a shared side passage for access.

Contact Seths today to arrange a Viewing - 0116 266 9977.

GROUND FLOOR

ENTRANCE HALL
Finished with carpeted flooring, with stairs leading to the first floor, and access to the living room. Entry is provided via a UPVC front door.

LOUNGE
12'11" x 11'2"
Featuring laminate flooring, radiator, and a double glazed bay window facing the front aspect. The lounge allows access into the kitchen.

KITCHEN
14'2" x 7'8"
Finished with tiled flooring and partially tiled walls, fitted with a range of base and eye-level units. Includes an integrated four-ring gas burner, integrated oven with extractor over, stainless steel sink, plumbing and space for a washing machine, and gas-powered combination boiler. There is a radiator, a double glazed window facing the rear aspect, and access to the lobby. A storage cupboard is also located under the stairs.

LOBBY
Finished with tiled flooring, providing access to the rear garden via a UPVC door and access to the downstairs bathroom. A storage cupboard is also located within the lobby.

BATHROOM
6'3" x 5'9"
Finished with vinyl flooring and partially tiled walls, comprising a polyvinyl bathtub, wash hand basin, toilet, radiator, and a double glazed window facing the side aspect.

FIRST FLOOR

LANDING
Carpeted flooring, hatch access to the loft, and providing access to all rooms on the first floor.

BEDROOM ONE
13'2" x 11'1"
Carpeted flooring, radiator, double glazed window facing the front aspect, and a storage cupboard located over the stairs.

BEDROOM TWO
9'7" x 9'1"
Carpeted flooring, radiator, and double glazed window facing the rear aspect.

BEDROOM THREE
6'7" x 6'7"
Carpeted flooring, radiator, and double glazed window facing the rear aspect.

OUTSIDE
To the front, the property features a driveway large enough

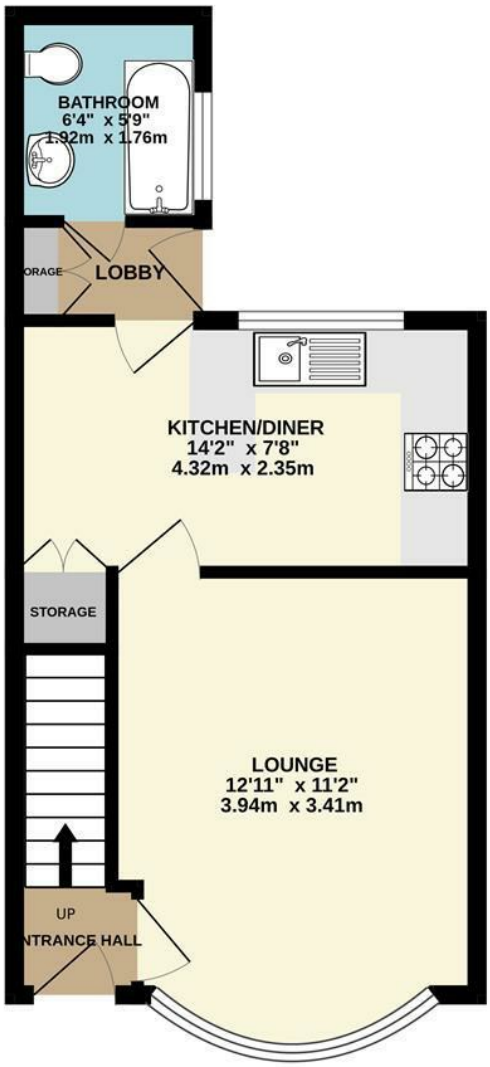
to accommodate one vehicle, finished with a gravel surface. A slabbed path leads to the front entrance, while a wooden gate provides access to a shared passage leading to the rear.
To the rear, the property offers a slabbed garden with a grass lawn and a pathway leading to a partially built outhouse. The garden is secluded by a combination of brick-built and wooden fencing along the border, with a wooden gate allowing access to the shared passage.

ADDITIONAL INFORMATION
Tenure: Freehold
EPC rating: C
Council Tax Band: A (Leicester)
Council Tax Rate: £1,605.15
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Superfast Fibre Broadband

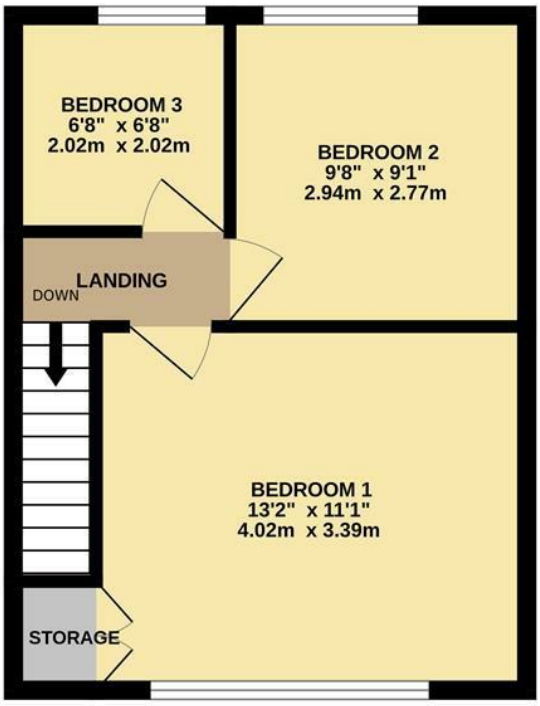
FREEHOLD

COUNCIL TAX BAND - A

GROUND FLOOR



1ST 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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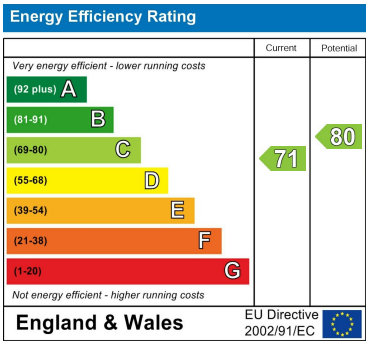
Council Tax Band

A

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