

FOR SALE



**NORMANTON ROAD  
OFF EAST PARK ROAD  
LEICESTER  
LE5 5JD**

**£285,000**

**FEATURES**

- No chain
- Sought after location
- Larger than average terrace
- Deceptively spacious
- 3 Reception Rooms
- 3 Bedrooms
- Bathroom + shower room
- Entrance Hall
- Kitchen
- Rear yard



**SETHS**

# 3 Bedroom Terraced House for sale in Leicester

## GROUND FLOOR

### ENTRANCE HALL

### RECEPTION ROOM 1

14'2" (to bay) x 11'11"

Carpeted, radiator, uPVC double glazed bay window

### RECEPTION ROOM 2

12'3" x 9'6"

Carpeted, radiator, uPVC double glazed window

### DINING ROOM

14'5" x 9'4"

Lino flooring, base units with worktops over, radiator, understairs storage cupboard, space for dining table, uPVC double glazed window

### KITCHEN

8'7" x 7'0"

Wall and base units with worktops over, sink with mixer tap, space for cooker, plumbing for washing machine, tiled flooring, tiled walls, extractor fan, uPVC double glazed window

### LOBBY

### SHOWER ROOM

WC, wash hand basin, walk in shower, tiled walls, tiled flooring, radiator, uPVC double glazed window

## FIRST FLOOR

### BEDROOM 1

17'0" x 14'4" (to bay)

Carpeted, radiator, uPVC double glazed bay window

### BEDROOM 2

12'4" x 11'1"

Carpeted, radiator, uPVC double glazed window

### BEDROOM 3

9'5" x 9'3" (max)

Carpeted, radiator, uPVC double glazed window

### BATHROOM

WC, wash hand basin, bathtub, tiled walls, lino flooring, radiator, uPVC double glazed window

### OUTSIDE

To the front of the property is a small courtyard with low raised brick wall surrounds. To the rear of the property is a slabbed yard with brick wall surrounds.

### ADDITIONAL INFO

Tenure: Freehold

EPC rating: tbc

Council Tax Band: B

Council Tax Rate: £1,872.67

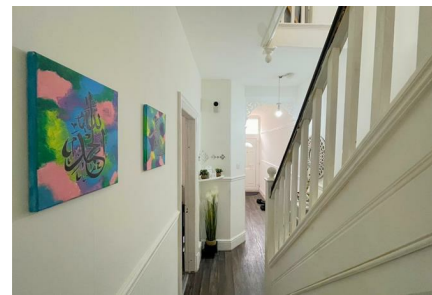
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband



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

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

B



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.

