VICTORIA ROAD EAST
NORTHFIELDS
LEICESTER
LE5 0LG

Offers Over

£325,000

FEATURES

- Freehold
- Well presented throughout
- Sought after location
- Lounge + living room
- Bathroom + shower room
- Extended Town House
- Three Bedrooms
- Off road parking for 2 cars
- Modern Kitchen / Diner
- Spacious rear garden

3 2 2 C

SETHS

3 Bedroom Mid Town House for sale in Leicester

GROUND FLOOR

PORCH

ENTRANCE HALLWAY
Laminate flooring, radiator, access to downstairs shower room, staircase leading to first floor

LOUNGE
11'5" x 10'8"
Carpeted, radiator, uPVC double glazed window

LIVING ROOM
14'7" x 10'7"
Carpeted, radiator, double doors leading to kitchen / diner, skylight window

KITCHEN / DINER
18'11" x 16'8"
Modern wall and base units with worktops over, integrated 5 ring gas hob with extractor hood, built-in oven, sink with mixer tap and drainer, built-in microwave, integrated dishwasher, space for fridge / freezer, space for dryer, space for dining table, tiled flooring, partly cladded panel walls, radiator, uPVC double glazed window, x3 skylight windows, uPVC double glazed French doors leading to rear garden

SHOWER ROOM
WC, wash hand basin with mixer tap and vanity units, shower cubicle, tiled flooring, tiled walls, extractor fan

FIRST FLOOR

BEDROOM 1
10'9" x 10'8"
Carpeted, radiator, uPVC double glazed window

BEDROOM 2
11'10" x 7'4"
Carpeted, radiator, uPVC double glazed window

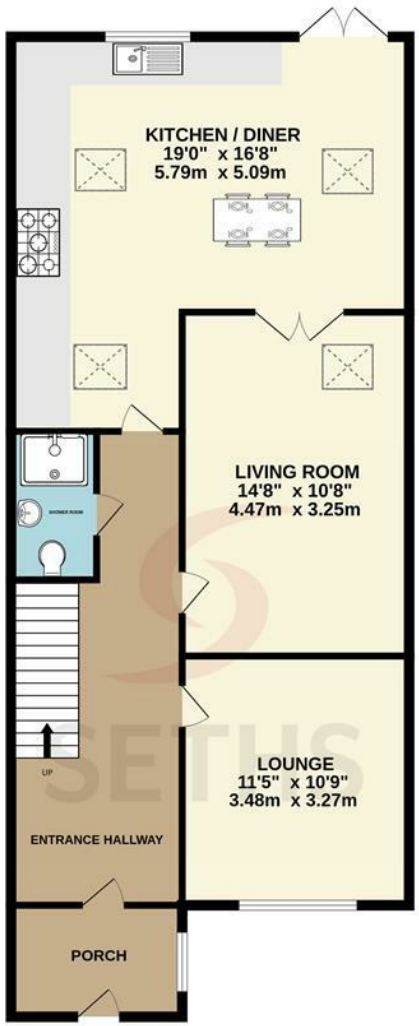
BEDROOM 3
7'8" x 6'4"
Carpeted, radiator, uPVC double glazed window

BATHROOM
WC, wash hand basin with mixer tap and vanity units, tiled flooring, tiled walls, towel radiator, extractor fan, uPVC double glazed window

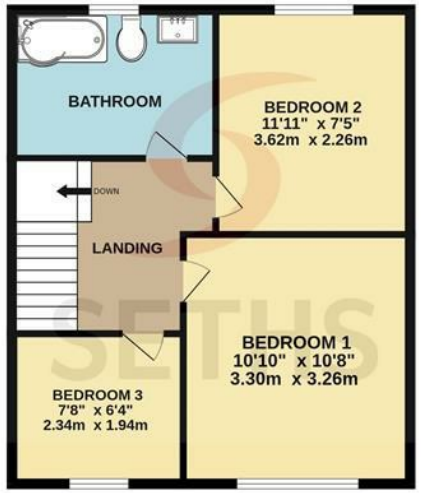
OUTSIDE
To the front of the property is a paved driveway with parking space for 2 cars. To the rear of the property is a spacious garden partly slabbed with a patio area and partly laid to lawn with wooden fence surrounds.

ADDITIONAL INFO
Tenure: Freehold
EPC rating: C
Council Tax Band: A
Council Tax Rate: £1,605.15
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Full Fibre Broadband

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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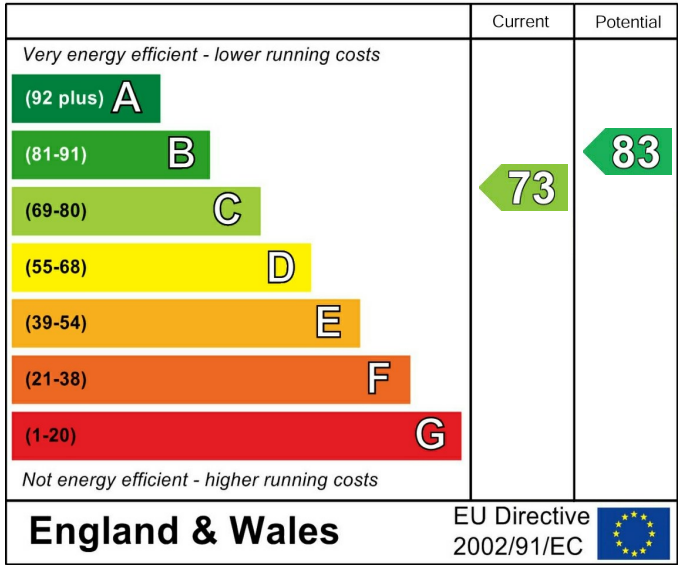
Council Tax Band

A

Energy Efficiency Rating



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