WELBECK AVENUE
OFF ABBEY LANE
LEICESTER
LE4 0ED

Offers Over

£375,000

FEATURES

- Freehold
- Semi-Detatched
- Close to local schools, amenities and places of worship
- Extended ground floor
- Cutting edge space saving kitchen
- 5 bedrooms
- Sought after location
- Perfect for first time buyers / home movers
- Contemporary style
- Gas central heating

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SETHS

5 Bedroom House - Semi-Detached located in Abbey, Leicester

PORCH
Tiled

LIVING ROOM
17'5" x 14'1"
Laminate flooring, fireplace with mantle piece above, x2 radiators, uPVC double glazed bay window

DINING ROOM
12'5" x 10'4"
Laminate flooring, fireplace with mantlepiece above, radiator, uPVC double glazed sliding doors leading to conservatory

CONSERVATORY
9'4" x 7'3"
Laminate flooring, uPVC double glazed window surrounds

KITCHEN
12'0" x 6'0"
Wall and base units with worktops over, 4 ring Samsung induction hob with extractor hood above, integrated microwave and oven, sink with drainer and mixer tap, plumbing for washing machine, integrated fridge and dishwasher, tiled flooring, partly tiled walls, uPVC double glazed window.

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

UTILITY ROOM
9'6" x 7'5"
Base level units, sink with drainer and mixer tap, tiled flooring, partly tiled walls, space for fridge / freezer, access to rear garden ,uPVC double glazed window

LOUNGE
17'1" x 9'0"
Carpeted, radiator, uPVC double door leading to front aspect

FIRST FLOOR

BEDROOM 1
15'2" x 10'5"
Carpeted, radiator, uPVC double glazed window

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

BEDROOM 3
10'3" x 9'0"
Carpeted, radiator, uPVC double glazed window

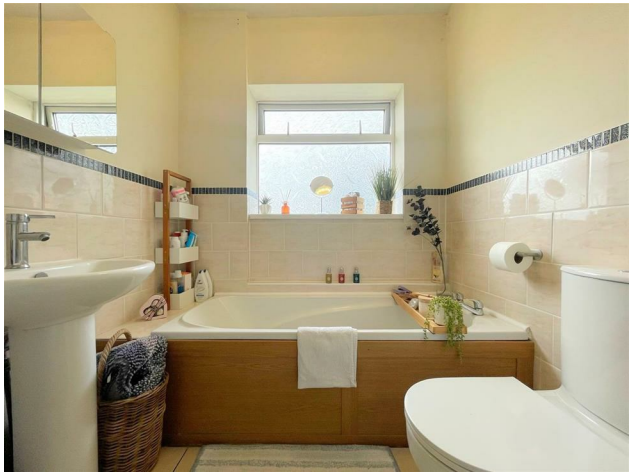
BEDROOM 4
8'1" x 6'2"
Laminate flooring, radiator, uPVC double glazed window

BEDROOM 5
10'3" x 9'0"
Carpeted, radiator, uPVC double glazed window

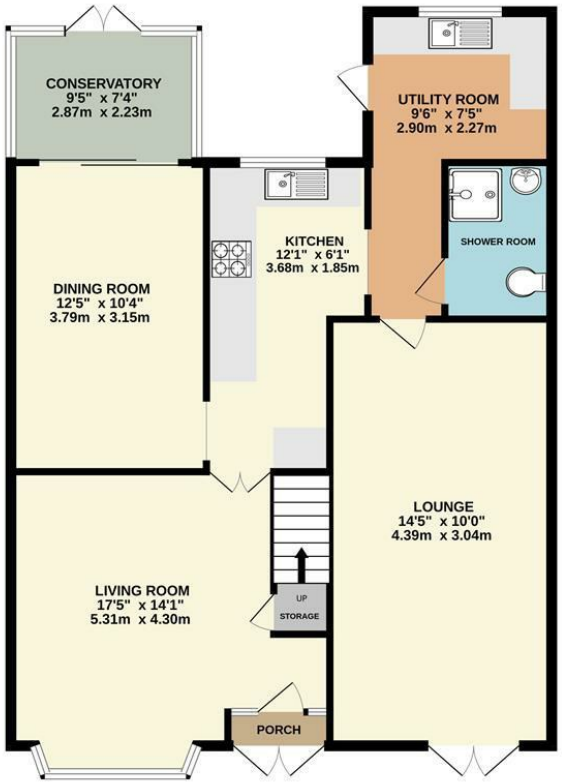
BATHROOM
4 pc suite: WC wash hand basin with mixer tap, corner shower cubicle. bathtub, tiled flooring, tiled walls, radiator, uPVC double glazed window

OUTSIDE
To the front of the property, we have a partly slabbed partly laid to lawn driveway with off street parking available. To the rear of the property, there is a partly large slabbed partly laid to lawn garden with x2 sheds, one larger than the other.

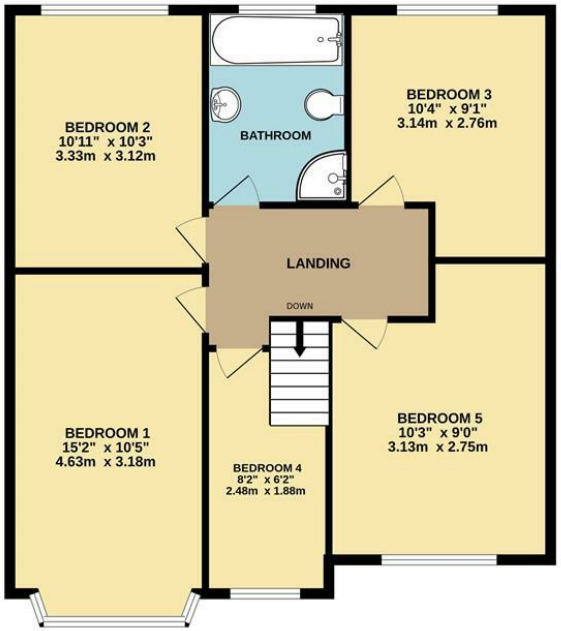
ADDITIONAL INFO
Tenure: Freehold
EPC rating: C
Council Tax Band: B
Council Tax Rate: £1,872.67
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Full Fibre Broadband



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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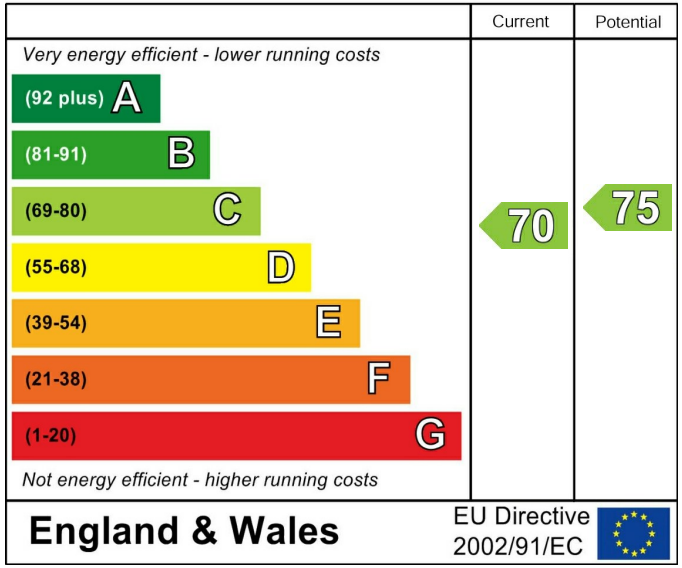
Council Tax Band

B

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