# GRANTHAM ROAD
# OFF WIGLEY ROAD
# LEICESTER
# LE5 1HL

Offers Over

## £220,000

FEATURES

- No chain
- Freehold
- Sought after location
- Mid Town House
- 3 Bedrooms inc an ensuite
- Off road parking
- Lounge
- Kitchen
- Downstairs Bathroom
- Garden

3 2 1 C

SETHS

# 3 Bedroom Townhouse located in Leicester

## GROUND FLOOR

## PORCH

## ENTRANCE AREA

## LOUNGE
12'9" x 11'2"
Laminate flooring, radiator, uPVC double glazed bay window

## KITCHEN
14'3" x 7'8"
Wall and base units with worktops over, sink with drainer, space for cooker, space for fridge/freezer, tiled flooring, partly tiled walls, radiator, storage cupboard, uPVC double glazed window

## BATHROOM
WC, wash hand basin, bathtub, shower cubicle, lino flooring, tiled walls, radiator, uPVC double glazed window

## FIRST FLOOR

## BEDROOM 1
11'11" x 11'1"
Carpeted, radiator, ensuite, uPVC double glazed window

## ENSUITE
WC, bidet, wash hand basin, lino flooring, partly tiled walls

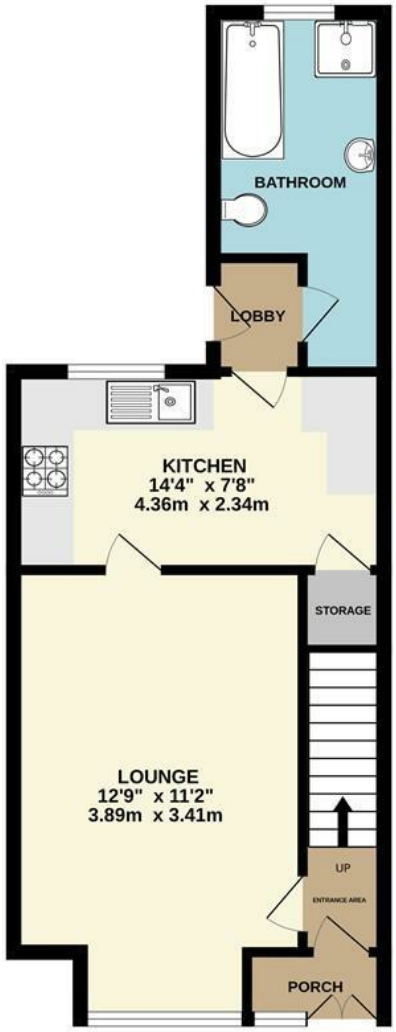
## BEDROOM 2
9'10" x 9'4"
Carpeted, radiator, uPVC double glazed window

## BEDROOM 3
6'9" x 6'5"
Carpeted, radiator, uPVC double glazed window

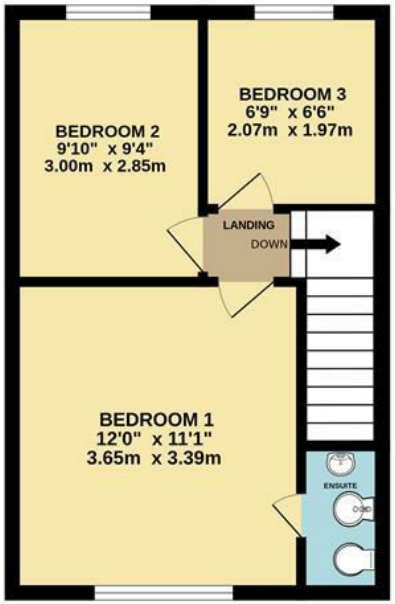
## OUTSIDE
To the front of the property is a block-paved driveway with space for one car. To the rear of the property is a good-sized garden partly slabbed allowing outdoor dining space and with wooden fence surrounds.

## ADDITIONAL INFO
Tenure: Freehold
EPC rating: C
Council Tax Band: A
Council Tax Rate: £1,528.34
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Ultrafast 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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Call us on

0116 266 9977

info@seths.co.uk
www.seths.co.uk

Council Tax Band

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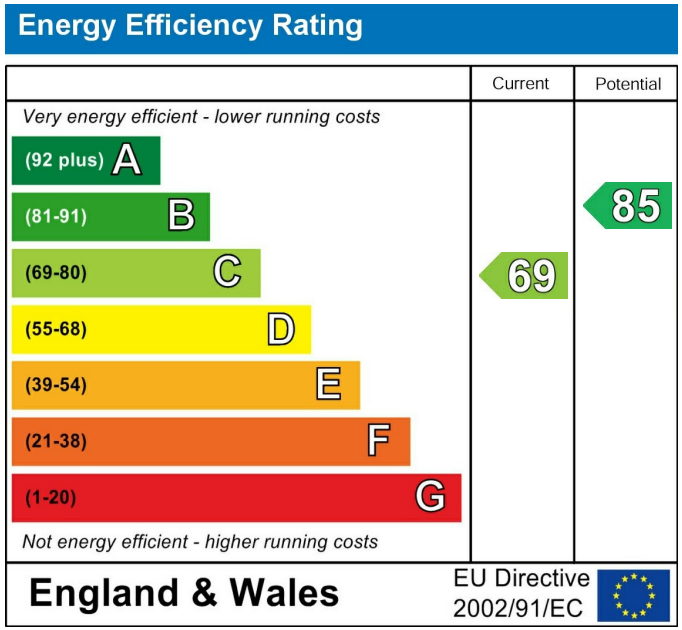


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

SETHS