FREEHOLD

House - Semi-Detached (EPC Rating: C)

# Swithland Avenue, Off Abbey Park Road, Leicester, LE4 5BP

PRICE:

# £350,000

SETHS

4 2 1 C

# 4 Bedroom House - Semi-Detached located in Leicester

***** FOUR BEDROOMS - EXTENDED - SEMI DETACHED - DRIVEWAY - MODERN FINISH *****

**This spacious 4-bedroom semi-detached home offers a modern finish and is ready to move into. Featuring off-road parking for 2 vehicles and an electric car charging point, it is ideal for family living.**

**Ground floor highlights include an extended layout with a through lounge, ground floor bedroom, and a contemporary kitchen/diner with integrated Bosch appliances. A ground floor shower room adds convenience, and UPVC double doors lead to a well-maintained, block-paved garden with a sheltered patio, additional storage, electric points, and CCTV.**

**The first floor offers three well-sized bedrooms with integrated storage, spotlighting, and ceiling fans. The family bathroom is fitted with a modern shower and mixer function. The property also features ample storage throughout and loft access.**

**To arrange a viewing, contact Seths Estate Agents on 0116 266 9977.**

## ENTRANCE HALL
Laminate flooring, carpeted stairs leading to the first floor, window facing the front aspect, storage area under the stairs. Provides access to a downstairs bedroom and the through lounge. Spotlighting.

## GROUND FLOOR BEDROOM
8'8" x 5'1"
Laminate flooring, radiator, in-built storage units, spotlighting, storage area under the stairs. UPVC door allows access to the passage/garden, double-glazed window to the side.

## THROUGH LOUNGE/DINER
23'10" x 10'2"
Laminate flooring, double-glazed bay window facing the front aspect. In-built base units, spotlighting with coving accents, radiator. Dining area with double doors leading to the kitchen, access to the ground floor bathroom.

## GROUND FLOOR BATHROOM
Vinyl flooring, wash hand basin with unit, standing shower cubicle with corner mixer function shower, spotlighting, fully tiled walls, toilet, double glazed window facing the side aspect, standing radiator.

## EXTENDED KITCHEN
15'4" x 8'6"
Vinyl flooring, base and eye-level units, integrated double fridge and freezer, Bosch integrated oven and microwave. UPVC double doors allow access to the garden. Partially tiled walls, integrated washing machine, stainless steel sink, double glazed window facing the rear aspect, integrated ring burner with extractor over. Spotlighting.

## FIRST FLOOR

## LANDING
Carpeted flooring, provides access to all rooms on the first floor. Radiator, double-glazed window facing the side aspect. Spotlighting, hatch for loft access.

## BEDROOM 1
11'10" x 10'6"
Carpeted flooring, in-built storage cupboards, radiator, double-glazed window facing the rear aspect, ceiling fan, spotlighting, integrated double bed frame with pull-out storage.

## BEDROOM 2
11'6" x 8'11"
Carpeted flooring, in-built storage cupboards, radiator, double glazed window facing the rear aspect, ceiling fan, spotlighting, integrated double bed frame with pull-out storage.

## BEDROOM 3
8'3" x 6'8"
Carpeted flooring, radiator, double-glazed window facing the rear aspect, ceiling fan, spotlighting, integrated storage cupboard, integrated bedframe with additional storage underneath.

## BATHROOM
Vinyl flooring, tiled walls, standing radiator, wash hand basin, toilet, standing shower unit with mixer function, double glazed window facing the front aspect.

## OUTSIDE
A block-paved driveway is secluded by a brick perimeter on either side. A wooden gate allows access to the

garden. Electric car charging point, gas meter. Access into the property via UPVC door.
A block-paved garden is enclosed by wooden fencing along the perimeter. A wooden gate provides side access, block paving and an Astroturf surface. Accent lighting is found in the wooden fencing along the perimeter. Electric points, sheltered paved patio area. Additional base-level units in the garden accommodate plumbing for washing machines and dryers. CCTV covers all property points.

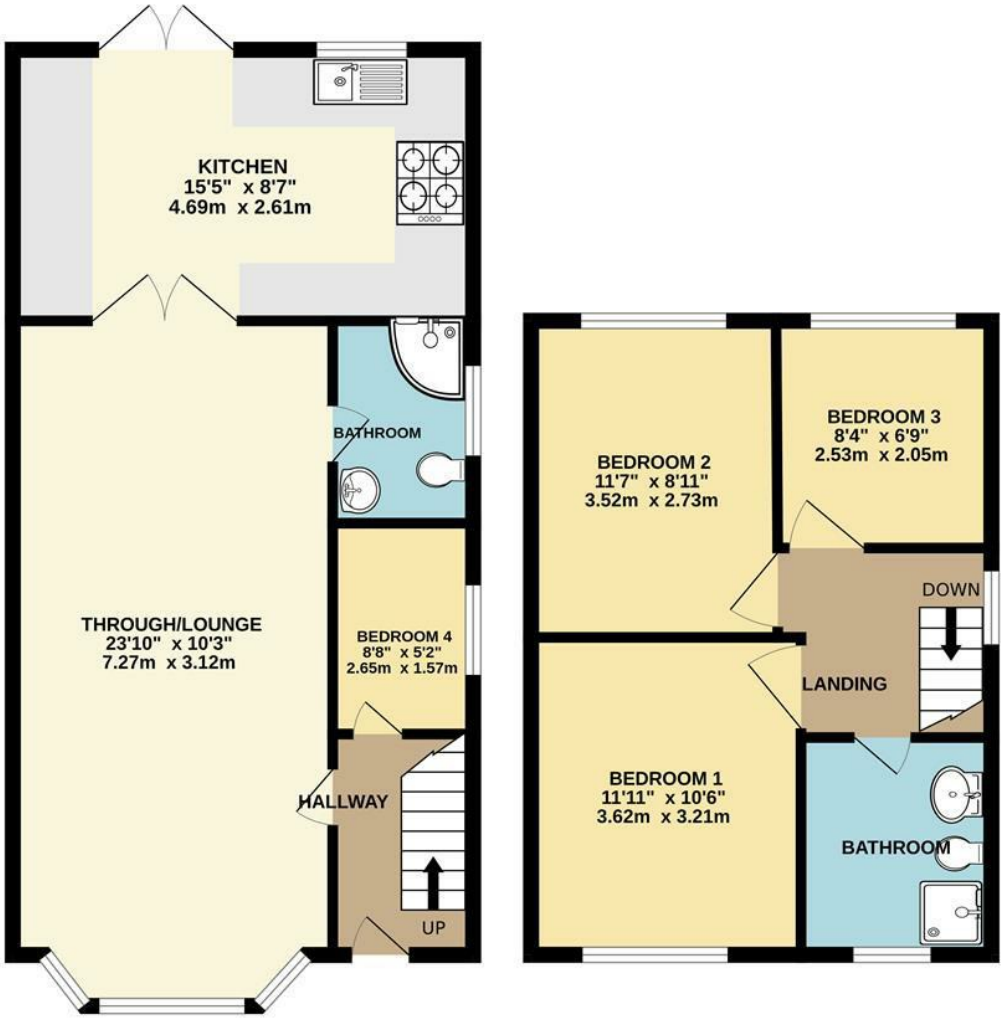
FREEHOLD

COUNCIL TAX BAND - B

ADDITIONAL INFORMATION

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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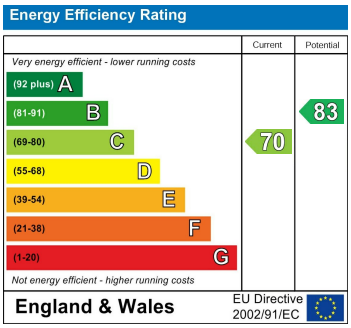
Council Tax Band

**B**

Energy Performance Graph




**Call us on**

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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.

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