House - Semi-Detached

SOMERSET AVENUE, STADIUM ESTATE, LEICESTER.

PRICE:

£350,000

FEATURES

- Four Bedrooms
- New Build
- Garage
- Double Glazing
- Viewings by Appointment Only
- Semi Detached Home
- Drive for Two Vehicles
- Stadium Estate
- Open plan Kitchen and Lounge
- Ideal Family Home

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SETHS

4 Bedroom House - Semi-Detached located in Leicester

ENTRNACE HALL
Laminate flooring, access to a WC, stairs leading to the first floor, kitchen, and lounge. There is a radiator.

W/C
Laminate flooring, toilet, wash hand basin, and a double-glazed window facing the front aspect.

KITCHEN/LOUNGE
26'6" x 13'7"
Laminate flooring, base and high-level units, storage cupboard located under the stairs, stainless steel sink, integrated four-ring gas burner with oven and extractor overhead, partially tiled walls, integrated washing machine, and space for a fridge. The kitchen accommodates a gas-powered combination boiler. UPVC double doors allow access to the garden.

FIRST FLOOR

LANDING
Carpeted flooring, storage cupboard, radiator, double glazed window facing the front aspect, and stairs leading to the second floor. Provides access to all rooms on the first floor.

BEDROOM 3
13'8" x 9'9"
Carpeted flooring, radiator double glazed window facing the rear aspect

BEDROOM 4
9'10" x 6'4"
Carpeted flooring, radiator, double glazed window facing the front aspect.

BATHROOM
Vinyl flooring, polyvinyl bathtub with mixer attachment, partially tiled walls, wash hand basin, toilet, and radiator.

SECOND FLOOR

LANDING
Carpeted flooring, allowing access to both bedrooms on the second floor,

BEDROOM 1
13'8" x 12'7"
Carpeted flooring, radiator, double-glazed window facing the front aspect, and access to an en-suite.

ENSUITE
Vinyl flooring, radiator, toilet, wash hand basin, partially tiled walls, and a standing shower cubicle with mixer function.

BEDROOM 2
13'7" x 11'0"
Carpeted flooring, radiator, two double-glazed windows facing the front aspect.

OUTSIDE
To the front aspect, the driveway is large enough to accommodate parking for one vehicle, with a slabbed path leading to the entrance of the property. There is also a wooden gate providing access to the rear garden and detached garage. The rear garden features a combination of a grass lawn and a slabbed patio area, perfect for outdoor seating and activities. It is enclosed by a wooden fence for privacy and has side access via a gate.

FREEHOLD

GARAGE

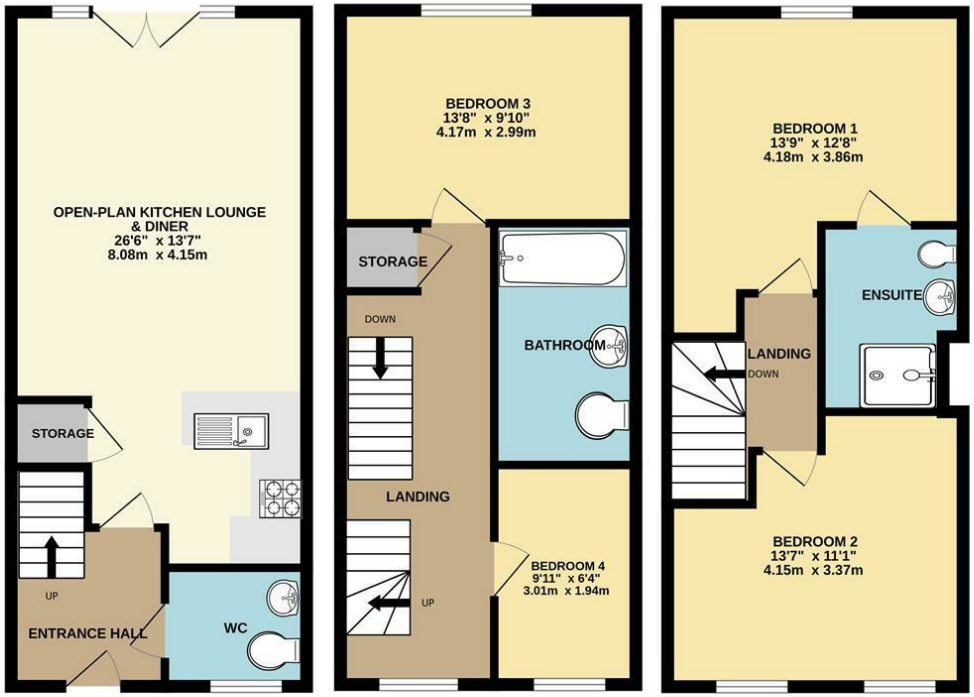
COUNCIL TAX BAND - D
City of Leicester Council

ADDITIONAL INFORMATION

GROUND FLOOR

1ST FLOOR

2ND 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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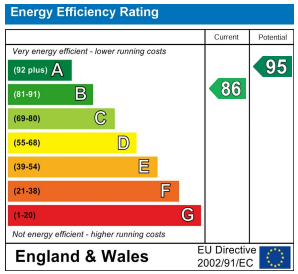

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

SETHS