FREEHOLD

ROCKERY CLOSE
OFF UPPINGHAM ROAD
LEICESTER
LE5 4DQ

Offers Over

£430,000

FEATURES

- No chain
- Freehold
- Sought after location
- Detached House
- 4 Bedrooms inc ensuite
- Lounge + Dining Room
- Kitchen + Utility Room
- Bathroom + downstairs WC
- Driveway for 2 cars + garage
- Spacious rear garden

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SETHS

4 Bedroom Detached House for sale in Leicester

GROUND FLOOR

ENTRANCE HALL
Laminate flooring, radiator, understairs storage cupboard, staircase leading to first floor

LOUNGE
14'7" (max) x 11'6"
Laminate flooring, radiator, uPVC double glazed bay window

DINING ROOM
10'8" x 10'0"
Laminate flooring, radiator, uPVC double glazed French doors leading to rear garden

KITCHEN
10'9" x 10'5"
Wall and base units with worktops over, 5 ring gas hob with extractor hood, sink with mixer tap and drainer, built-in oven and microwave, space for fridge/freezer, tiled flooring, tiled walls, radiator, uPVC double glazed window

UTILITY ROOM
6'9" x 5'7"
Wall and base units with worktops over, sink with mixer tap, tiled flooring, partly tiled walls, radiator, plumbing for washing machine, access to downstairs WC, uPVC double glazed door to rear garden

DOWNSTAIRS WC
WC, wash hand basin with splashback tiles, tiled flooring, radiator, uPVC double glazed window

FIRST FLOOR

BEDROOM 1
12'11" x 12'4"
Laminate flooring, radiator, fitted wardrobes, x2 uPVC double glazed windows

ENSUITE
WC, wash hand basin with vanity units, shower cubicle, tiled flooring, partly tiled walls, radiator, extractor fan, uPVC double glazed window

BEDROOM 2
12'2" x 9'7"
Laminate flooring, radiator, fitted wardrobes, uPVC double glazed window

BEDROOM 3
8'2" x 8'0"
Laminate flooring, radiator, uPVC double glazed window

BEDROOM 4
8'7" x 8'0"
Laminate flooring, radiator, storage cupboard, uPVC double glazed window

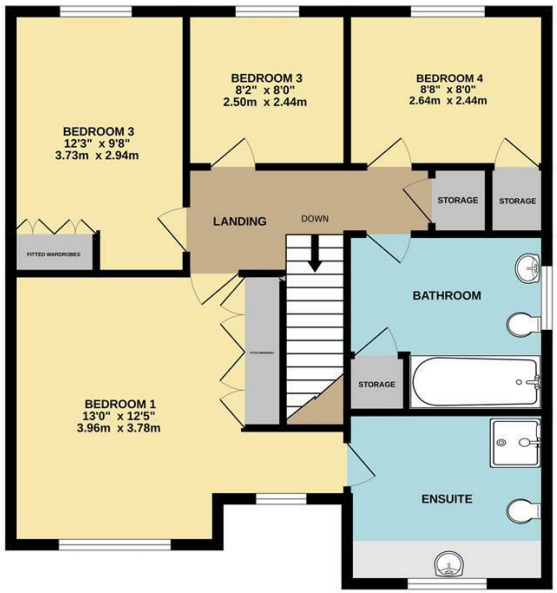
BATHROOM
WC, wash hand basin, bathtub with shower overhead, tiled flooring, partly tiled walls, radiator, extractor fan, storage cupboard, uPVC double glazed window

OUTSIDE
To the front of the property is a driveway for 2 cars with access to a single integral garage accessed via an up and over door. To the rear of the property is a spacious garden partly slabbed, partly laid to lawn with wooden fence and trees surrounds.

ADDITIONAL INFO
Tenure: Freehold
EPC rating: C
Council Tax Band: E
Council Tax Rate: £2943
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

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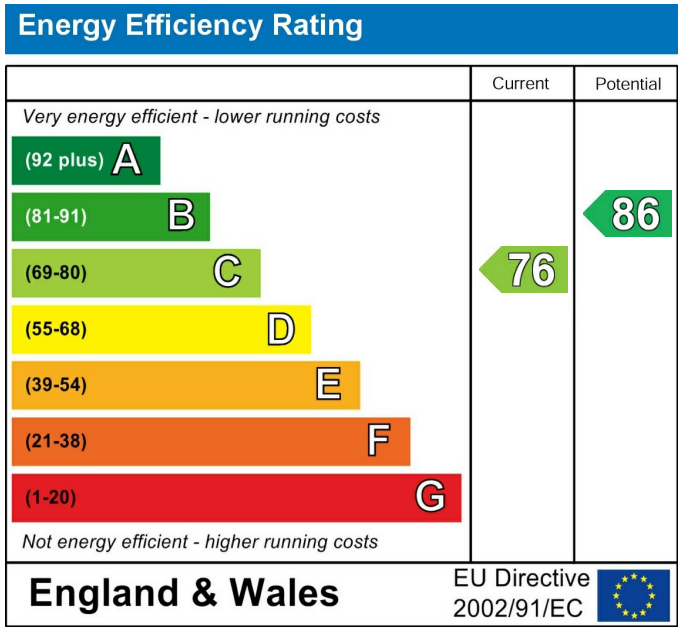

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

SETHS