FREEHOLD

House - Terraced (EPC Rating:)

Normanton Road, Leicester, LE4 5JE

£279,000

SETHS

3 1 2

3 Bedroom House - Terraced located in Leicester

***** THREE BEDROOM TERRACED HOME - EVINGTON *****

Seths are delighted to present this spacious three-bedroom terraced house located on Normanton Road, Evington, offering ample living space and potential for further development.

The property features a small front garden accessed via a metal gate, with steps leading up to the entrance. Inside, the entrance hall provides access to a bay-fronted lounge, a dining room, and a large kitchen. The kitchen leads to a substantial garden, offering potential for extension subject to necessary permissions.

Stairs from the entrance hall lead to the first floor, where you will find three well-sized bedrooms, each with built-in cupboards, and a family bathroom. The property also boasts a very large loft, presenting an excellent opportunity for conversion into additional living space, again subject to the necessary permissions.

The property is fully double-glazed and benefits from gas central heating. Additionally, it will be equipped with a CCTV monitoring system for added security. This well-maintained home is perfect for families looking for a property with ample space and potential for growth. Viewing is highly recommended.

ENTRANCE HALL
Wooden flooring, radiator, access to all rooms on the ground floor, stairs leading to the first floor, storage cupboard to include gas meter.

LOUNGE
12'0" x 11'2"
Carpeted flooring, fireplace, radiator double-glazed bay window facing the front aspect, storage cupboard.

DINING ROOM
12'2" x 9'8"
Wooden flooring, radiator, double-glazed window facing the rear aspect.

KITCHEN
15'1" x 9'1"
Tiled flooring, partly tiled walls, storage cupboard, providing access to the garden via a UPVC door, gas supply for a four-ring gas cooker and oven, stainless steel sink, double glazed window facing the side aspect, plumbing and space for a washer and a dryer, double glazed window facing the rear aspect, gas-powered combination boiler, base and eye level units, space for fridge, storage cupboard located under the stairs.

FIRST FLOOR

LANDING

BEDROOM 1
17'0" x 10'10"
Carpeted flooring, radiator, in-built storage cupboard, double-glazed bay window facing the front aspect.

BEDROOM 2
12'2" x 11'3"
Carpeted flooring, radiator double-glazed window facing the rear aspect, inbuilt storage cupboards.

BEDROOM 3
10'2" x 9'1"
Carpeted flooring, radiator, double-glazed window facing the rear aspect.

BATHROOM
Tiled flooring, tiled walls, toilet, wash hand basin, polyvinyl bathtub. wash hand basin, double glazed window facing the side aspect

OUTSIDE
To the front, the property accommodates a small front yard, secluded by a brick-built border and accessed via a metal gate. Steps up to enter the property and uPVC door to access. A wooden gate allows access to a shared passage leading to the garden. To the rear, the garden features a paved slab surface, and brick-built shed, secluded by a brick-built wall surrounding the perimeter.

COUNCIL TAX BAND - B

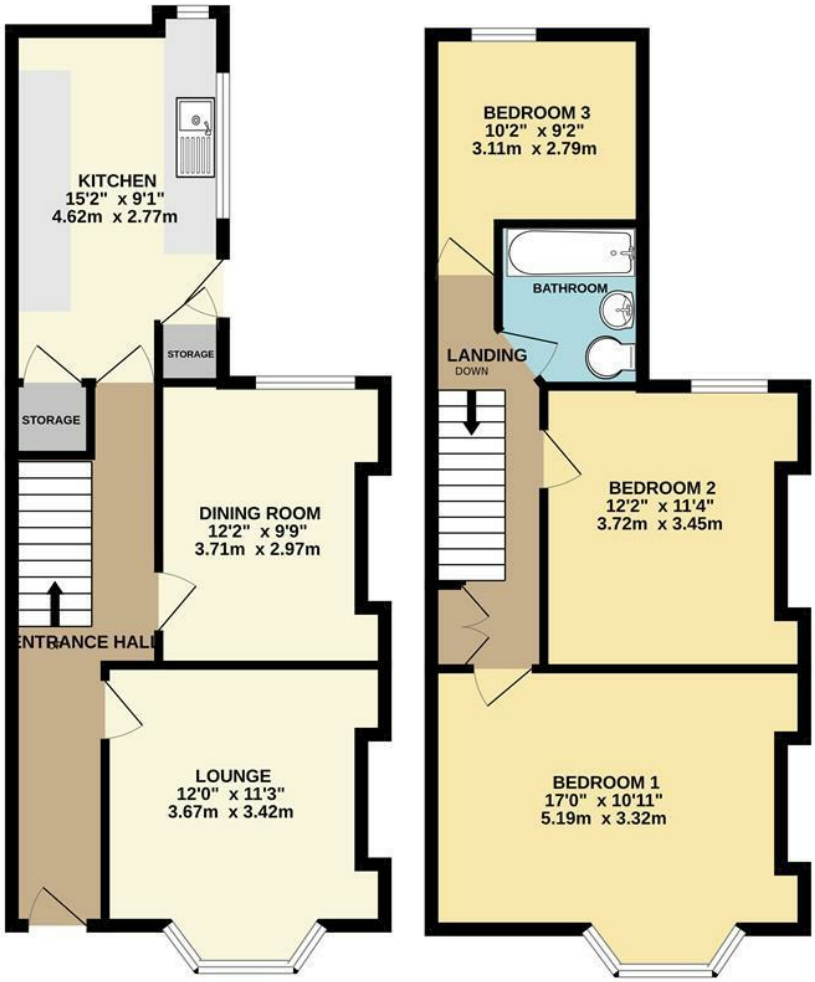
FREEHOLD

ADDITIONAL INFORMATION
Tenure: Freehold
EPC rating: TBC
Council Tax Band: B
Council Tax Rate: £1,783.06
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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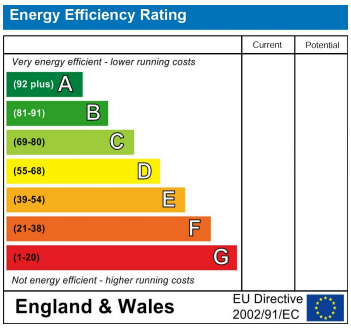
Council Tax Band

B

Energy Performance Graph



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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