

FREEHOLD



House - Townhouse (EPC Rating: B)

WOODGREEN ROAD, NORTHFIELDS, LEICESTER,
LE4 9UB

Offers Over

£245,000



3 Bedroom House - Townhouse located

Seths are pleased to present this three-bedroom terraced home, ideally located on Woodgreen Road in the popular Northfields area.

The property benefits from a front garden with a lawn and paved path, while to the rear there is a low-maintenance paved garden, concrete-built shed, and gated access to a shared passage. There is also potential to extend (subject to planning permission).

Inside, the accommodation briefly comprises an entrance hall with storage, a well-proportioned kitchen with integrated appliances, and a spacious lounge with direct access to the rear garden. Upstairs offers three bedrooms, all with storage, and a shower room.

The home is fitted with double glazing and a gas-powered combination boiler and is well-suited for first-time buyers, families, or investors.

Contact Seths today to arrange a viewing.

GROUND FLOOR

PORCH

Provides entry into the entrance hall.

ENTRANCE HALL

Finished with carpeted flooring and featuring stairs leading to the first floor, a radiator, and a downstairs storage cupboard. The hall allows access to both the kitchen and lounge.

KITCHEN

8'10" x 7'6"

The kitchen is fitted with vinyl flooring and partially tiled walls, with space and plumbing for a washing machine, and an integrated dishwasher. It includes a stainless steel sink, an integrated four-ring burner with extractor over, integrated oven, and a range of base and eye-level units. A double glazed window faces the front aspect.

LOUNGE

18'3" x 15'4"

A spacious reception room with carpeted flooring, two radiators, and a door providing access into the rear garden. A large double glazed window faces the rear aspect.

FIRST FLOOR

LANDING

10'0" x 5'11"

Carpeted flooring with access to all rooms on the first floor. Features a storage cupboard located over the stairs housing the gas-powered combination boiler, and a hatch providing access to the loft.

BEDROOM ONE

11'8" x 9'0"

Carpeted flooring with an inbuilt storage cupboard, radiator, and a double glazed window facing the front aspect.

BEDROOM TWO

14'6" x 9'1"

Finished with laminate flooring, an inbuilt storage cupboard, fitted desk, radiator, and a double glazed window overlooking the rear garden.

BEDROOM THREE

9'9" x 5'6"

Carpeted flooring with an inbuilt storage cupboard, radiator, and a double glazed window facing the rear aspect.

SHOWER ROOM

5'11" x 5'1"

Fitted with vinyl flooring and panelled walls, the bathroom includes a stand-up shower cubicle with electric shower, wash hand basin, toilet, and standing radiator. A double glazed window faces the front aspect.

OUTSIDE

The property features a front garden secluded by a wooden perimeter, with access via a metal gate. The garden is finished with a paved slab surface and a grass lawn, leading to the porch. To the rear, there is a paved garden providing access to a concrete-built shed and a shared passage via a wooden gate. The space is enclosed by a wooden perimeter and offers potential to extend, subject to planning permission.

ADDITIONAL INFORMATION

Tenure: Freehold



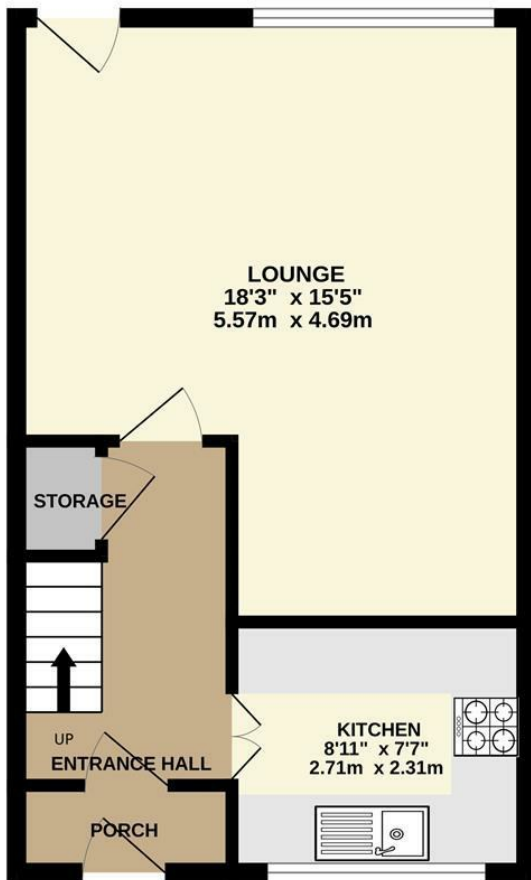
EPC rating: B
 Council Tax Band: A (Leicester)
 Council Tax Rate: £1,605.15
 Mains Gas: Yes
 Mains Electricity: Yes
 Mains Water: Yes
 Mains Drainage: Yes
 Broadband availability: Superfast Fibre Broadband

FREEHOLD

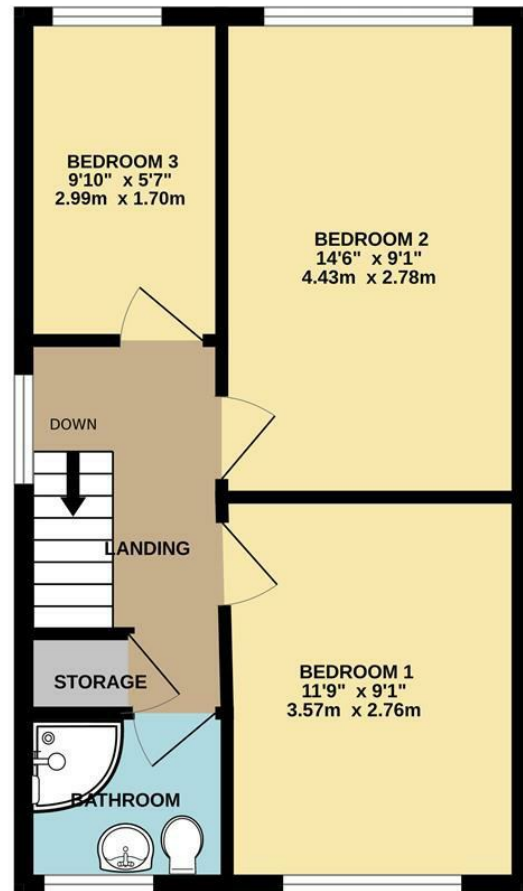
COUNCIL TAX BAND - A



GROUND FLOOR



1ST FLOOR

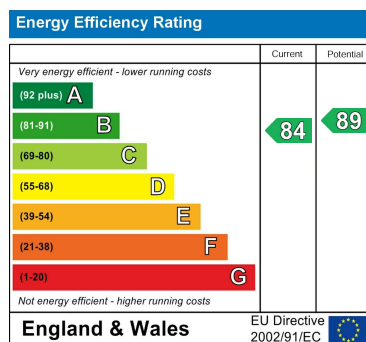


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

A

Energy Performance Graph



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