

FOR SALE



THURNVIEW ROAD
EVINGTON
LEICESTER
LE5 6HL

Offers Over

£410,000

FEATURES

- No chain
- Sought after location
- Transport links to City Centre
- Potential to extend to side and rear (stpp)
- Off road parking for multiple cars
- Freehold
- Walking distance to schools
- Detached property
- Three Bedrooms
- Spacious garden



 **SETHS**

3 Bedroom Detached House located in Evington

GROUND FLOOR

ENTRANCE HALLWAY

Laminate flooring, radiator, access to downstairs WC, staircase to first floor

LOUNGE / DINER

19'0" x 15'1"

Carpeted, x3 radiators, understairs storage cupboard, x2 uPVC double glazed windows, uPVC French doors to rear garden

KITCHEN

13'3" x 9'10"

Wall and base units with worktops over, 5 ring gas hob with built-in electric oven, sink with mixer tap and drainer, radiator, pantry, x2 uPVC double glazed windows, uPVC double glazed door to rear garden

DOWNSTAIRS WC

FIRST FLOOR

BEDROOM 1

15'2" x 12'2"

Carpeted, radiator, storage cupboard. uPVC double glazed window

BEDROOM 2

13'5" x 9'8"

Carpeted, radiator, storage cupboard, uPVC double glazed window

BEDROOM 3

9'1" x 6'10"

Carpeted, radiator, uPVC double glazed window

BATHROOM

3 pc suite comprising of WC, wash hand basin and bathtub with mixer tap and shower overhead, lino flooring, tiled walls, radiator, uPVC double glazed window

OUTSIDE

To the front of the property is a spacious, paved driveway with off road parking for multiple cars. There is also access to a single detached garage to the side. To the rear of the property is a large garden partly laid to lawn and partly slabbed with wooden fence surround.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: D

Council Tax Rate: £2,185.52

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full fibre



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Council Tax Band
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.



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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