FREEHOLD

House - Townhouse (EPC Rating: D)

TOMLIN ROAD, NORTHFIELDS, LEICESTER, LE4 9DW

Offers Over

£260,000

SETHS

3 1 2 D

3 Bedroom House - Townhouse located in Leicester

*** IDEAL FAMILY HOME - THREE-BEDROOM TOWN HOUSE IN NORTHFIELDS ***

Presenting this exceptional three-bedroom town house, perfectly suited as an ideal family home. Located on Tomlin Road in the Northfields area, this property offers a driveway for convenient parking. The main floor features a comfortable lounge and an extended kitchen and dining area. Upstairs, you'll find three bedrooms and a bathroom. With its family-friendly layout and popular location, this town house presents an excellent opportunity for first time buyers.

Contact Seths today to arrange a viewing and secure this ideal family home on Tomlin Road, Northfields.

ENTRANCE HALLWAY
Tiled flooring, radiator, storage cupboard located under the stairs, access to all rooms on the first floor

LOUNGE
14'5" x 10'9"
Carpeted, radiator, double glazed window facing the front aspect, gas fireplace.

EXTENDED KITCHEN AND DINER
17'1" x 12'5"
Tiled flooring, partially tiled walls, base level and eye levels units throughout. Space for a dishwasher, washer, 5 ring gas cooker with oven, American style fridge/freezer. Gas powered combination boiler from Worcester/bosh, spotlighting, double glazed window facing the rear aspect, uPVC double glazed door leading to the garden. radiator.

FIRST FLOOR

LANDING
Carpeted stairs and landing, access to all rooms on the first floor and the loft.

BEDROOM 1
14'11" x 10'2"
Carpeted, radiator, double glazed window facing the rear aspect, in built wardrobes, and storage cupboard.

BEDROOM 2
10'11" x 8'10"
Carpeted, radiator, double glazed window facing the front aspect,

BEDROOM 3
8'4" x 7'11"
Carpeted, radiator, double glazed window facing the front aspect.

BATHROOM
Tiled floorings, tiled walls, toilet, wash hand basin, double glazed window facing the rear aspect, polyvinyl bathtub with mixer shower attachment over, under floor heating.

OUTSIDE
To the front you will find a driveway which is paved to accommodate up to one vehicle, paved drive, front drive is secluded by wooden fencing along the perimeter, wooden gate that leads to a shared passage. access to gas and electric metres. To the rear a combination of metal and wooden fencing secludes the rear garden. The garden features a paved yard with a step up to a grass area.

FREEHOLD

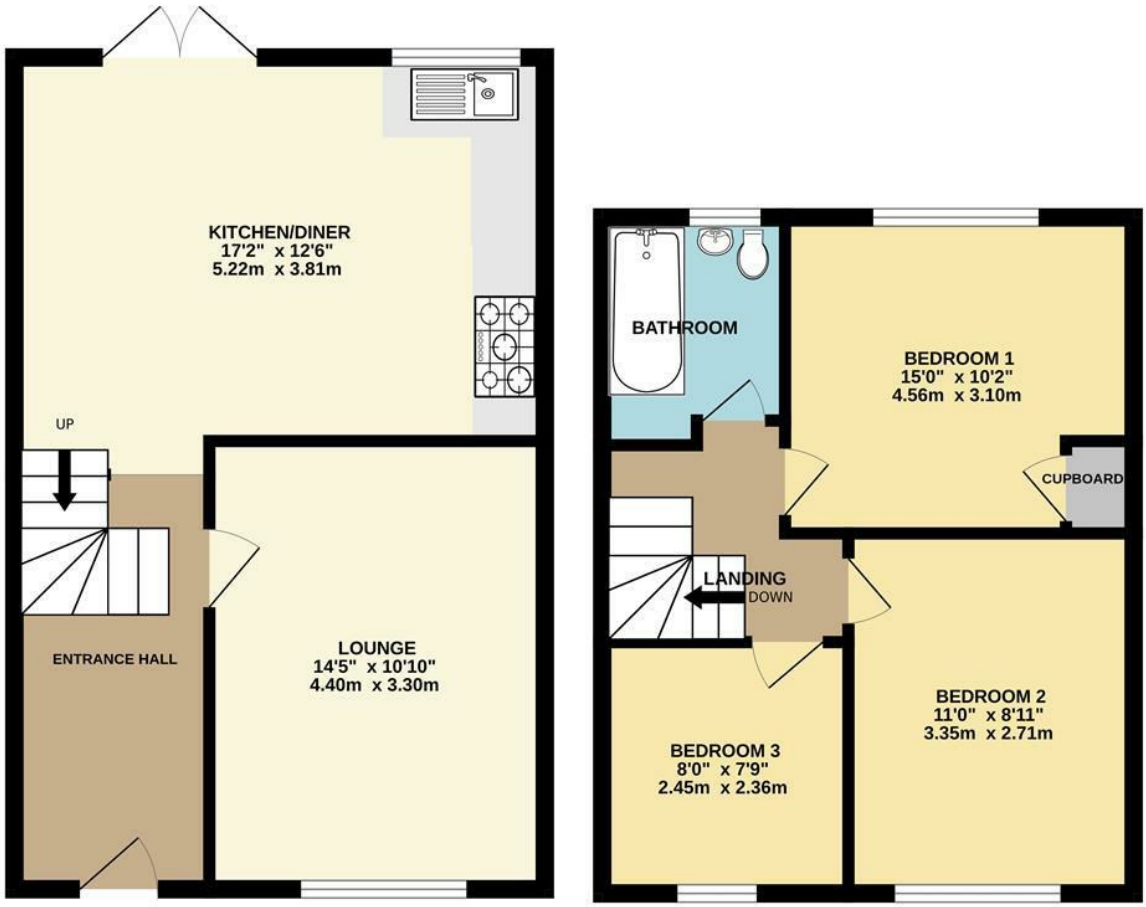
COUNCIL TAX BAND - A

Russell Hobbs
-15°

NO EXCUSES
TRAIN HARD

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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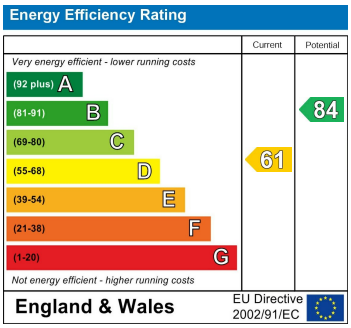
Council Tax Band

A

Energy Performance Graph



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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