

FREEHOLD

House - Townhouse

# NEWINGTON WALK, BELGRAVE, LEICESTER, LE4 5DN

PRICE :

£375,000

## FEATURES

- Extended Town House
- Large Lounge
- Downstairs W/C
- Double Glazed
- Two Bathrooms
- Four Bedrooms
- En - Suite
- Gas Central Heating
- In Built Cupboards
- Excellent Finish



 **SETHS**

# 4 Bedroom House - Townhouse located in Leicester

## ENTRANCE HALL

Wooden flooring, radiator, stairs leading up to the first floor, under stair storage, providing access to the downstairs W/C, lounge and kitchen.

## W/C

Tiled floors and walls, double glazed window facing the front aspect, toilet, wash hand basin.

## LOUNGE

18'4" x 11'0"

Wooden flooring, electric fireplace, radiator, 2X double glazed windows facing the front aspect, open access to the dining room.

## DINING ROOM

9'8" x 9'9"

Tiled flooring, feature wall, uPVC sliding double glazed doors leading to the garden, providing access to the kitchen.

## KITCHEN

17'5" x 9'2"

Tiled flooring, tiled walls, base and eye level units, double glazed window facing the rear aspect, providing access to the garden via uPVC door, plumbing for washer and dishwasher, integrated four ring gas burner with oven and extractor over, space for a double fridge

## FIRST FLOOR

## LANDING

Wooden flooring providing access to two storage cup storage boards, providing access to the bedrooms on first floor

## BEDROOM 4

8'7" x 6'2"

Carpeted flooring, double glaze window facing the rear aspect, radiator

## BEDROOM 1

18'6" x 11'5"

Double glaze window facing the front aspect, wooden flooring, radiator inbuilt storage cupboards, providing access to the ensuite

## EN - SUITE

Tile floors, tiled walls, standing radiator, wash hand-basin with unit, toilet, double glaze window facing the rear aspect, standing shower unit with mixer function

## SECOND FLOOR

Wooden flooring radiator providing access to all rooms on the second floor

## LANDING

Wooden flooring, radiator, providing access to all rooms on the second floor

## BATHROOM

Tiled floors and walls, based level unit, radiator, double blaze window facing the rear aspect, wash hand basin, standing shower unit with mixer function

## BEDROOM 2

18'5" x 9'8"

Wooden flooring, 2X radiator, 2X double glaze window facing the front and rear aspect inbuilt storage cupboard

## BEDROOM 3

11'6" x 10'4"

Wooden flooring, inbuilt storage cupboard, double glazed window facing the front aspect, access to the loft

## OUTSIDE

To the rear the property features a paved slab garden with wooden fencing secluding the perimeter, providing access to a passage and also featuring a shed and a brick built store.



FREEHOLD

COUNCIL TAX BAND - A



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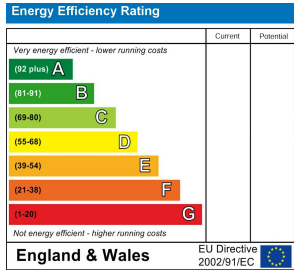
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**A**



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