

FREEHOLD



House - Semi-Detached (EPC Rating: E)

Cashmore View, Leicester, LE4 2GL

PRICE:

£270,000

 SETHS

 3  2  2  E

# 3 Bedroom House - Semi-Detached located in Leicester

**\*\*\* NO CHAIN - THREE BEDROOMS - POTENTIAL TO EXTEND (STP) - IDEAL FAMILY HOME \*\*\***

Situated on a generous corner plot, this three-bedroom semi-detached home on Cashmore View is offered to the market with no onward chain. The property offers excellent potential for extension (subject to planning) and includes front and rear gardens, a driveway, and a garage.

Accommodation comprises an entrance porch leading into a hallway with storage and access to a spacious lounge. A fitted kitchen provides entry to a second sitting room, ground floor WC, and separate shower room. Upstairs offers three well-proportioned bedrooms and a family bathroom.

Outside, the property boasts a wide frontage with lawn and off-road parking, plus access into the kitchen and garage. The rear garden is mainly laid to lawn and enclosed with fencing for privacy.

Ideal for families or investors looking to add value. Contact Seths Estate Agents to arrange your viewing.

## PORCH

Double glazed windows facing the surrounding aspects, flooring throughout. Access via a UPVC door, with a wooden door allowing entry into the entrance hall.

## ENTRANCE HALL

12'11" x 5'10"

Carpeted flooring, stairs leading to the first floor, radiator. Access into the main lounge, and a storage cupboard located under the stairs housing the consumer unit, electric meter, and gas meter. Access also leads into the kitchen.

## LOUNGE

12'10" x 12'9"

Carpeted flooring, radiator, double glazed window facing the rear aspect.

## KITCHEN

17'7" x 9'5"

Tiled flooring, base and eye-level units, partially tiled walls, gas supply for a burner, space for extractor (integrated), stainless steel sink, double glazed window facing the front aspect. Gas-powered combination boiler. The kitchen allows access into the sitting room, a WC, and a separate bathroom. It can also be accessed externally via a UPVC door from the front aspect. Radiator present.

## SITTING ROOM

10'2" x 9'2"

Carpeted flooring, radiator, double glazed window facing the rear aspect.

## W/C

Tiled flooring, toilet, wash hand basin, double glazed window facing the side aspect.

## SHOWER ROOM

6'6" x 4'8"

Tiled flooring, double glazed window facing the rear aspect, plumbing and space for an appliance, stand-up shower cubicle with electric function, wash hand basin, radiator, panel ceiling.

## FIRST FLOOR

### LANDING

Double glazed window facing the front aspect, carpeted flooring, allowing access to all rooms on the first floor. Storage cupboard also provides access to additional storage.

### BEDROOM ONE

12'10" x 11'7"

Carpeted flooring, inbuilt storage cupboard, radiator, double glazed window facing the rear aspect.

### BEDROOM TWO

12'10" x 10'3"

Carpeted flooring, inbuilt storage cupboard, radiator. Double glazed window facing the rear aspect, and an additional double glazed window facing the side aspect.

### BEDROOM THREE

8'4" x 8'2"

Carpeted flooring, radiator, inbuilt storage cupboard, double glazed window facing the front aspect.



#### **BATHROOM**

Vinyl flooring, polyvinyl bathtub with electric shower attachment, wash hand basin, radiator, toilet, double glazed window facing the front aspect, panel ceiling.

#### **OUTSIDE**

The property sits on a generous corner plot offering potential for expansion, subject to planning permission. The front includes a mainly grass lawn with a concrete drive and path leading to the porch, a door into the kitchen, and an up-and-over garage door. Ample outdoor space is available at the front.

To the rear, the garden is laid to lawn with a concrete path and a shed, fully enclosed by wooden fencing for privacy.

#### **GARAGE**

#### **FREEHOLD**

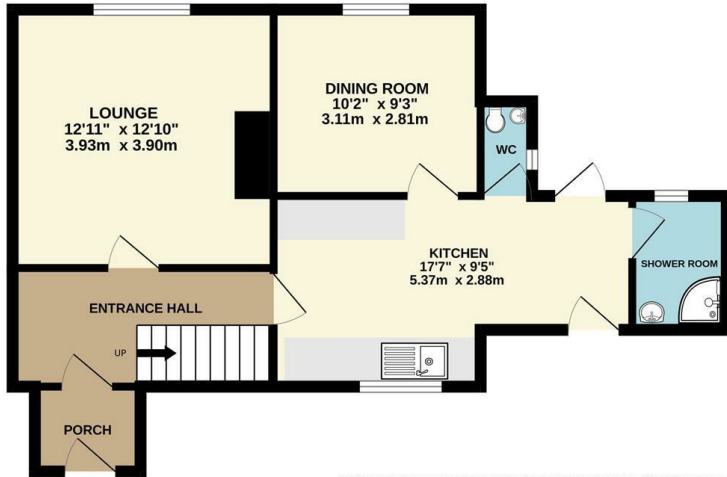
#### **COUNCIL TAX BAND - A**

#### **ADDITIONAL INFORMATION**

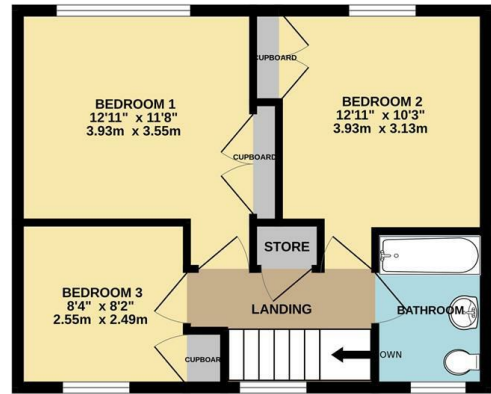




GROUND FLOOR



1ST FLOOR

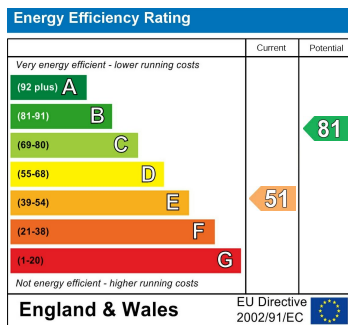


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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