House - Semi-Detached

MEADOWSWEET ROAD HAMILTON LEICESTER LE5 1TP

£265,000

FEATURES

- Freehold
- Sought after location
- 3 Bedroom Semi-Detached House
- Lounge
- Potential to extend (stpp)
- Walking distance to local amenities
- Driveway for 2 cars
- Kitchen

3 1 1 C

SETHS

3 Bedroom House - Semi-Detached located in Leicester

GROUND FLOOR

ENTRANCE AREA
Laminate flooring, radiator, staircase to first floor

LOUNGE
16'1" x 10'5"
Laminate flooring, gas fireplace, radiator, uPVC double glazed window

KITCHEN
13'10" x 9'1"
Wall and base units with worktops over, 4 ring gas hob with extractor hood, built-in oven, sink with mixer tap and drainer, tiled flooring, partly tiled walls, radiator, plumbing for washing machine, space for fridge / freezer, plumbing for dishwasher, space for dining table, understairs storage cupboard, uPVC double glazed window, access to conservatory

CONSERVATORY
8'8" x 7'10"
Tiled flooring, radiator, uPVC double glazed door to rear garden

FIRST FLOOR

BEDROOM 1
13'10" x 9'3"
Laminate flooring, radiator, storage cupboard, uPVC double glazed window

BEDROOM 2
10'0" x 6'3"
Laminate flooring, radiator, uPVC double glazed window

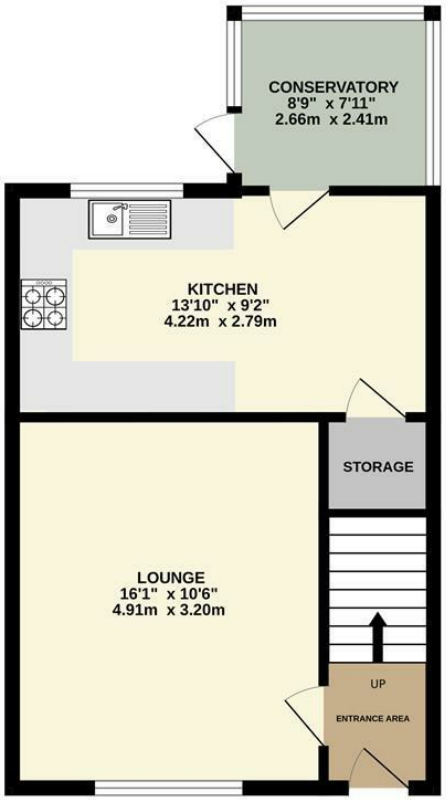
BEDROOM 3
7'1" x 6'11"
Laminate flooring, radiator, uPVC double glazed window

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

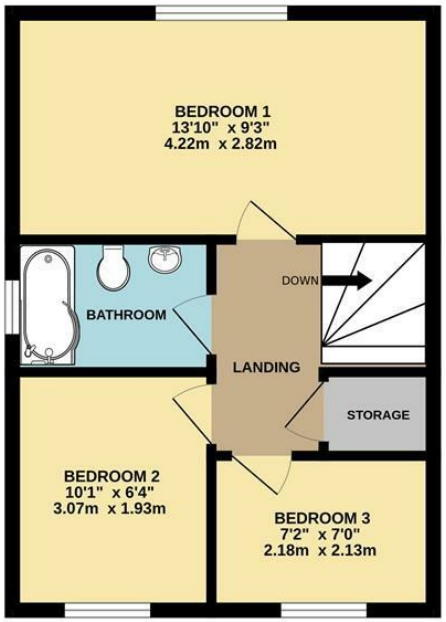
OUTSIDE
To the front of the property is a tarmac driveway with off road parking for 2 cars. To the rear of the property is a good sized garden mainly laid to lawn with wooden fence surround.

ADDITIONAL INFO
Tenure: Freehold
EPC rating: C
Council Tax Band: B
Council Tax Rate: £1,699.85
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Fibre

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.
Made with Metropix ©2024

Call us on

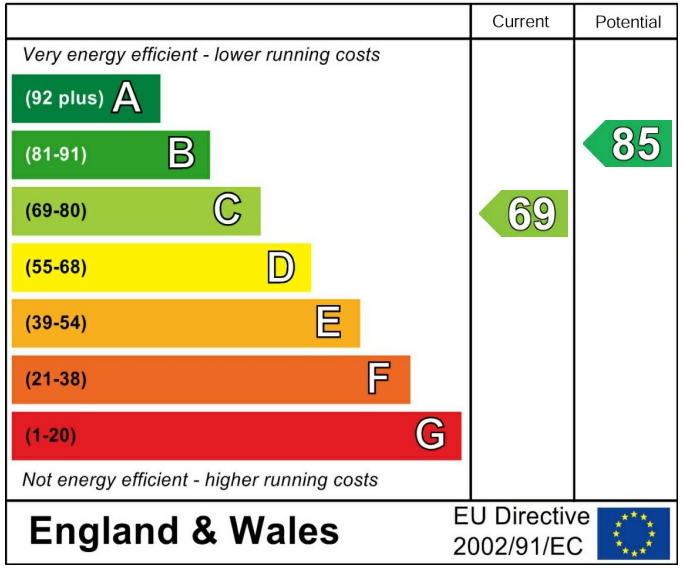
0116 266 9977

sales@seths.co.uk
www.seths.co.uk

Council Tax Band

B

Energy Efficiency Rating



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