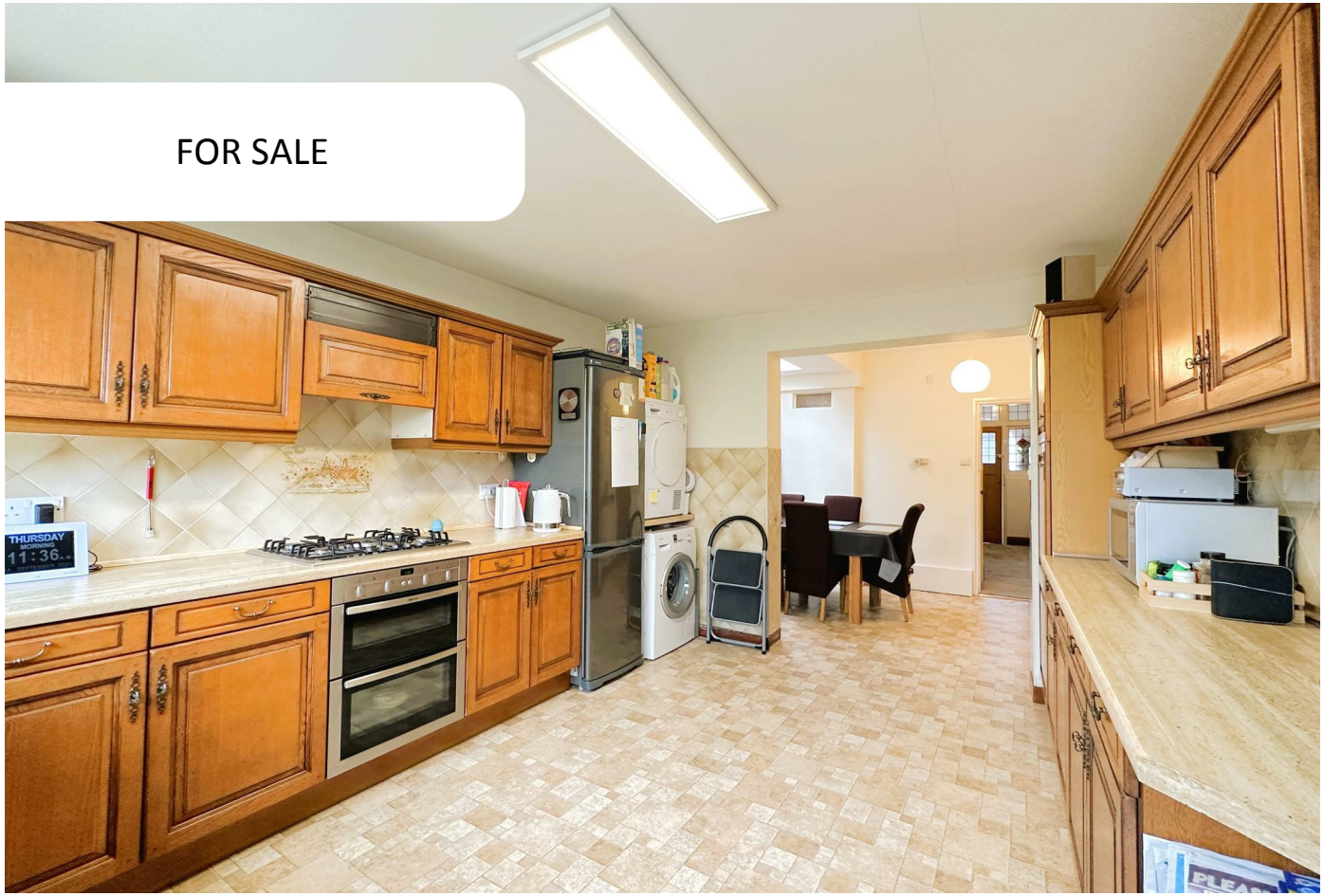
FOR SALE



SHIPLEY ROAD, OFF CHESTERFIELD ROAD, LEICESTER, LE5 5BX

£389,950

FEATURES

- Freehold
- Extended Semi Detached House
- 3 Bedrooms
- Through Lounge
- Downstairs Shower Room / Upstairs Bathroom
- Sought after location
- Close to places of worship and local amenities
- Living Room
- Kitchen / Dining Area
- Off road parking + single garage en bloc

3 2 2 D

SETHS

3 Bedroom Semi - Detached House in Leicester

GROUND FLOOR

ENTRANCE HALL
Carpeted, radiator, access to shower room, understairs storage cupboard, staircase leading to first floor

LIVING ROOM
12'8" x 11'2"
Carpeted, radiator, fitted storage cupboards, uPVC double glazed bay window

THROUGH LOUNGE
25'9" x 11'2"
Carpeted, radiator, sliding uPVC patio door leading to rear garden

KITCHEN
15'3" x 11'7"
Wall and base units with worktops over, 5 ring gas hob with electric oven / grill and extractor hood, sink with mixer tap and drainer, plumbing for washing machine, plumbing for dishwasher, space for fridge / freezer, laminate flooring, partly tiled walls, uPVC double glazed window, uPVC double glazed door to rear garden

DINING AREA
11'7" x 8'6"
Laminate flooring, radiator, space for dining table

SHOWER ROOM
WC, wash hand basin with mixer tap and vanity unit, shower cubicle, tiled flooring, tiled walls, extractor fan

FIRST FLOOR

BEDROOM 1
12'4" x 12'0"
Carpeted, radiator, uPVC double glazed bay window

BEDROOM 2
12'3" x 12'3"
Carpeted, radiator, uPVC double glazed window

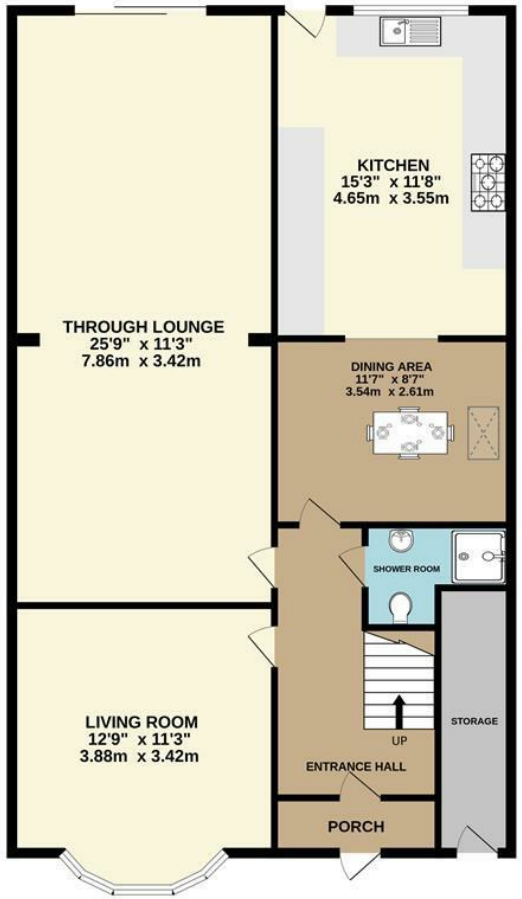
BEDROOM 3
6'9" x 6'5"
Carpeted, radiator, uPVC double glazed window

SHOWER ROOM
WC, wash hand basin with mixer tap and vanity units, walk in shower cubicle, tiled flooring with underfloor heating, tiled walls, extractor fan, uPVC double glazed window

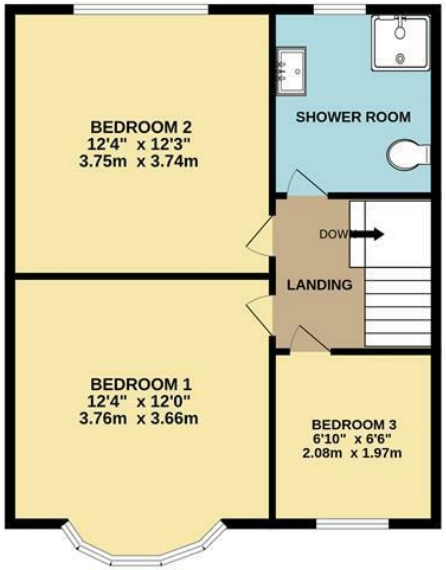
OUTSIDE
To the front of the property is a paved driveway with the added benefit of a single garage en bloc. To the rear of the property is a two tiered, laid to lawn garden with a slabbed patio area ideal for outdoor dining. The garden is secluded with hedges and wooden fence surround.

COUNCIL TAX BAND - B

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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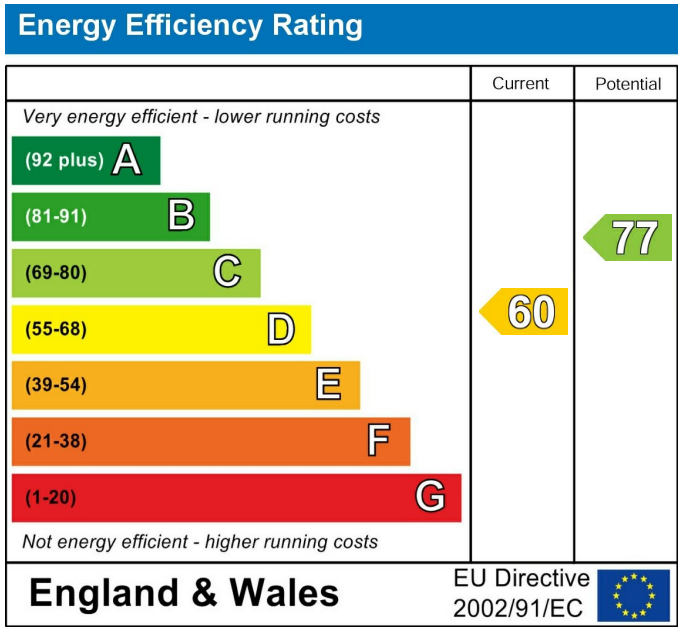
Council Tax Band

B



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