



**Dersingham Road**

Stadium Estate, Leicester

**Price £195,000**

**0116 266 9977**  
[www.seths.co.uk](http://www.seths.co.uk)

**\*\*\* UPGRADING WORKS REQUIRED - PRICED TO SELL - IDEAL FOR FIRST TIME BUYERS & INVESTORS \*\*\***

**Three Bedroom Semi Detached situated closely to local schools and amenities.**

**Briefly the accommodation comprises, entrance hall, through lounge, kitchen, three bedrooms, bathroom and separate w.c. The property benefits from gas fired central heating, rear garden and a driveway with space for one car and off street parking.**

**\*\*\* NO CHAIN \*\*\***

**GROUND FLOOR**

**ENTRANCE PORCH** Door to front aspect with door to :

**ENTRANCE HALL** Staircase off, carpeted and radiator.

**LOUNGE** 13' 04" x 11' 03" (4.06m x 3.43m) Window to front aspect, carpeted and radiator with sliding door to dining area.

**DINING ROOM** 12' 01" x 8' 11" (3.68m x 2.72m) Double glazed sliding door to garden area, carpeted and radiator.

**KITCHEN** 12' 00" x 9' 06" (3.66m x 2.9m) Fitted kitchen with base level cupboards and drawers having round edged worktops over, 1 & 1/2 bowl sink with drainer and mixer, gas point for cooker, space for fridge freezer, plumbing for washing machine, window to rear aspect and double glazed door to garden area.

**FIRST FLOOR**

**Belgrave Office**  
20 Loughborough Road  
Leicester  
LE4 5LD

**Opening Hours**  
Mon-Fri: 9am – 5:30pm  
Sat: 10am - 1pm

**LANDING** Window to side aspect and carpeted.

**BEDROOM 1** 13' 02" x 10' 11" (4.01m x 3.33m) Window to front aspect, fitted cupboards, carpeted and radiator.

**BEDROOM 2** 12' 09" x 10' 05" (3.89m x 3.18m) Window to rear aspect, fitted cupboards, carpeted and radiator.

**BEDROOM 3** 8' 03" x 7' 01" (2.51m x 2.16m) Window to front, carpeted and radiator.

**BATHROOM** Panelled bath tub with electric shower over, pedestal wash hand basin and window to side aspect.

**SEPERATE W.C.** High level flush w.c., and window to rear aspect.

**OUTSIDE**

**FRONT** Gardens to the front with access to driveway.

**DRIVEWAY** Driveway to the front with space for one car.

**REAR** Slabbed patio area, lawn area, access to outside greenhouse and storage shed with gated access to the front.



**Important Notice:** 1. These particulars are issued on the understanding that all negotiations are conducted through Seths Estate Agents. 2. The particulars do not constitute part or all of an offer or contract. 3. All descriptions, floor plans and dimensions contained herein are approximate and given in good faith, without any responsibility; any intending purchaser must not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. 4. Seths have not tested the appliances, services and specific fittings; any intending purchaser must satisfy himself by inspection, independent advice or otherwise. 5. No person in the employment of Seths has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. All offers placed need to be qualified by Seths or one of their advisors before being passed onto the Vendors. Intending purchaser will be asked to produce proof of funds and identification documents in order to comply with the Money Laundering Regulations 2003.

