

****SOUGHT AFTER LOCATION - MODERN FITTED KITCHEN****

Seths are proud to bring to market this EXTENDED 4 BEDROOM Mid Terraced House located in the ever so popular area of HIGHFIELDS. Having been completed and kept to a very high standard by the current vendors, this property is ready to move into and would make an ideal family home. The property is conveniently located close to many places of worship, schools and shops. The property comprises of 4 Bedrooms, 2 Reception Rooms, Modern Fitted & Extended Kitchen, Downstairs Bathroom, Upstairs Shower Room with a separate ensuite shower. The property also benefits from part Underfloor heating and uPVC Double Glazing.

Call Seths now to arrange a viewing

GROUND FLOOR

LOUNGE

11' 10" x 10' 10" (3.63m x 3.32m) Carpeted, Radiator, uPVC Double Glazed Window, Gas fireplace, Solid wooden glazed double doors leading to Kitchen

DINING ROOM

11' 10" x 10' 11" (3.61m x 3.33m) Carpeted, Long standing radiator, uPVC Double Glazed Window, Solid wooden glazed double doors leading to Kitchen



KITCHEN

21' 4" x 7' 7" (6.51m x 2.32(max)m) A brilliant extended and fitted kitchen with a modern feel having wall and base mounted units with gloss worktops over, Integrated microwave and oven, 5 ring gas hob with extractor hood over, Sink with mixer tap, Towel Radiator, Space for American Fridge/Freezer, Spotlights, Tiled flooring with underfloor heating, uPVC Double Glazed Window, Solid Oak door leading to downstairs bathroom



BATHROOM

Tiled flooring with underfloor heating, Tiled walls, 3 pc suite consisting of WC, Wash Hand Basin with mixer tap and Whirlpool Bathtub with shower unit overhead, Extractor fan, uPVC Double Glazed Window

FIRST FLOOR

BEDROOM 1

11' 9" x 11' 1" (3.60m x 3.38m) Carpeted, Long standing radiator, Ensuite shower, Fitted wardrobes, uPVC Double Glazed Window

BEDROOM 2

11' 9" x 9' 5" (3.60(max)m x 2.88m) Carpeted, Long standing radiator, Fitted wardrobes, uPVC Double Glazed Window

BEDROOM 3

9' 9" x 7' 3" (2.98m x 2.21m) Carpeted, Radiator, Fitted wardrobes, uPVC Double Glazed Window

SHOWER ROOM

Tiled flooring, Tiled walls, WC, Wash Hand Basin with mixer tap, Walk in shower, uPVC Double Glazed Window

BEDROOM 4 / LOFT

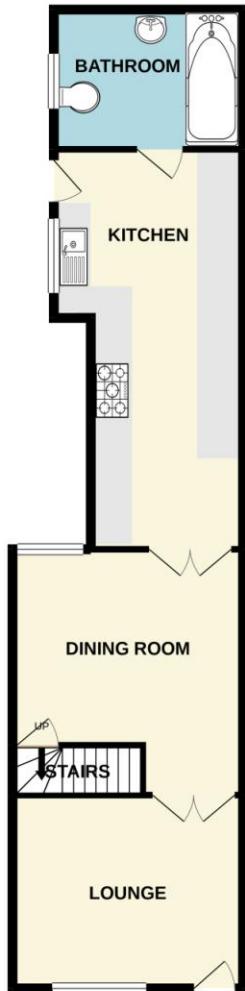
18' 0" x 12' 3" (5.51(max)m x 3.75m) Carpeted, Radiator, x2 skylight windows, Storage eaves

OUTSIDE

To the rear of the property is a small yard with brick wall surround



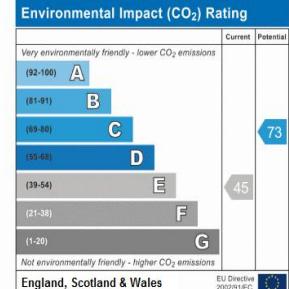
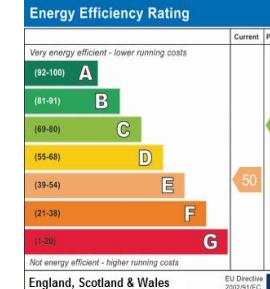
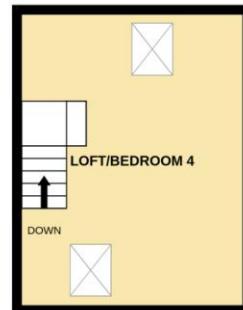
GROUND FLOOR
699 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR
497 sq.ft. (46.2 sq.m.) approx.



LOFT
248 sq.ft. (23.1 sq.m.) approx.



Reference:
Bakewell Street

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.

OFFICE
20 Loughborough Road
Leicester
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OPENING HOURS

Mon-Fri: 9am-5:30pm

TOTAL FLOOR AREA: 1495 sq.ft. (138.2 sq.m.) approx.
Sat: 10am-1pm

Whilst every care has been taken to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance 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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