




SETHS
THINK PROPERTY...THINK SETHS

Lydford Road
Northfields, Leicester

Price £260,000
www.seths.co.uk



***** WELL PRESENTED DETACHED PROPERTY - IDEAL FOR FIRST TIME BUYERS**

***** Well presented detached property situated closely to local schools and amenities.**

Briefly the accommodation comprises entrance porch, entrance hall, THROUGH LOUNGE, KITCHEN, STUDY ROOM, three bedrooms and a shower room. The property benefits from gas fired central heating, double glazing, driveway with space for 1/2 cars, SINGLE GARAGE, and a rear garden.

***** NO CHAIN *****

GROUND FLOOR

ENTRANCE PORCH Double glazed door to front aspect with door to :

ENTRANCE HALL Door to front aspect, staircase off, radiator and double glazed window to side aspect.

THROUGH LOUNGE 23' 11" x 11' 06" (7.29m x 3.51m) Double glazed window to front aspect, carpeted, double glazed doors to garden area and radiator.

KITCHEN 12' 07" x 7' 02" (3.84m x 2.18m) Fitted kitchen with base level cupboards and drawers having round edged worktops over, 1 & ½ bowl sink with drainer and mixer, gas point for cooker, plumbing for washing machine, space for fridge freezer, access to gas combination boiler, double

glazed window to rear aspect and double glazed doors to garden area.

STUDY ROOM 10' 11" x 9' 11" (3.33m x 3.02m) Double glazed door, carpeted, radiator, television point and door to single garage.

FIRST FLOOR

LANDING Double glazed window to side aspect, access to storage cupboard and access to loft space.

BEDROOM 1 14' 01" x 11' 00" (4.29m x 3.35m)
Double glazed window to front aspect, laminated flooring and radiator.

BEDROOM 2 9' 08" x 9' 00" (2.95m x 2.74m)
Double glazed window to rear aspect, fitted cupboards, laminated flooring and radiator.

BEDROOM 3 8' 06" x 6' 06" (2.59m x 1.98m)
Double glazed window to front aspect, carpeted and radiator.

SHOWER ROOM Fitted shower cubicle, close coupled w.c., pedestal wash hand basin, heated

towel rail, fully tiled walls and flooring and double glazed window to rear aspect.

OUTSIDE

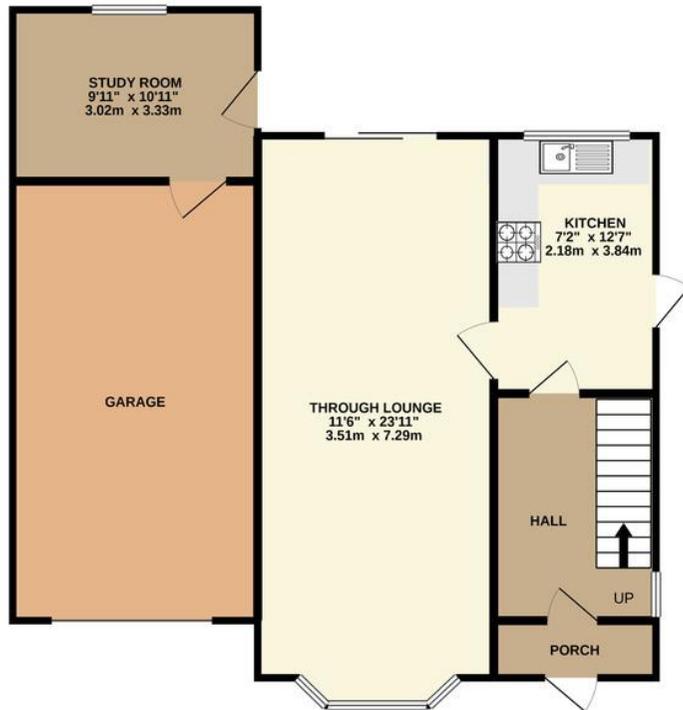
FRONT Driveway to the front with space for one car leading to :

SINGLE GARAGE Single garage with up and over door and door to garden area.

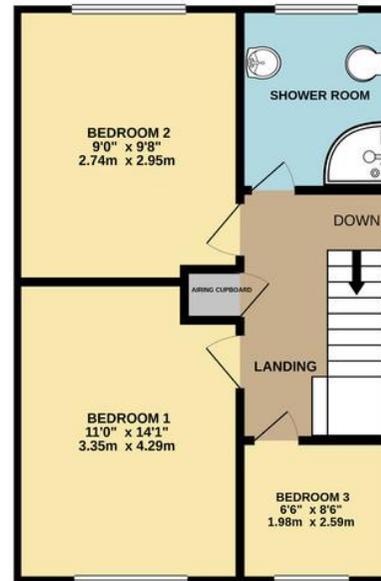
REAR Slabbed patio area, lawned area and secluded by fencing.



GROUND FLOOR
710 sq.ft. (65.9 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA: 1121 sq.ft. (104.1 sq.m.) approx.

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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| Energy Efficiency Rating | | |
|---------------------------------------------|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | 83 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 65 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

Reference:
Lydford Road Leicester

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