



  
**SETHS**  
THINK PROPERTY...THINK SETHS

**Dorothy Road**  
Off Saint Saviours Road, North Evington

**£215,000**

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

This 3 Bedroom Mid Terraced House is offered to the market with no chain and is located in the ever so popular area of NORTH EVINGTON. Located just off Saint Saviours Road, the property is located very close to shops, schools and places of worship. In brief, the property comprises of a Sitting Room, Dining Room, Kitchen, 3 Bedrooms and a Family Bathroom. The property also benefits from a rear yard, uPVC Double Glazing and Gas Central Heating.

Viewings by appointment only

### **GROUND FLOOR**

**SITTING ROOM** 14' 2" x 10' 11" (4.34(to bay)m x 3.33m) Laminate flooring, Gas Fireplace, Radiator, Meter cupboards, uPVC Double Glazed Bay Window

**DINING ROOM** 12' 0" x 10' 11" (3.66m x 3.34m) Laminate flooring, Radiator, uPVC Double Glazed Window

**KITCHEN** 11' 11" x 6' 1" (3.65m x 1.87m) Fitted wall and base units with worktops over, 4 ring gas hob with oven and extractor hood, Sink with mixer tap, Tiled flooring, Partly tiled walls, uPVC Double Glazed Window

**BATHROOM** Tiled walls and flooring, WC, Wash Hand Basin with mixer tap and vanity units, Corner bathtub with mixer tap and shower overhead, Towel radiator, Separate shower



cubicle

### **FIRST FLOOR**

**BEDROOM 1** 12' 2" x 10' 10" (3.72m x 3.32m) Carpeted, Radiator, uPVC Double Glazed Window

**BEDROOM 2** 12' 0" x 8' 4" (3.67m x 2.56m) Carpeted, Radiator, uPVC Double Glazed Window, Storage Cupboard



BEDROOM 3 11' 5" x 3' 6" (3.50m x 1.09m)  
Carpeted, Radiator, uPVC Double Glazed  
Window

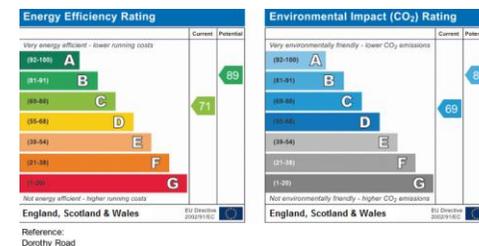
**OUTSIDE** To the front of the property is a small courtyard. To the rear of the property is a slabbed yard with a decking area and fence surrounds. There is the added benefit of a storage shed.



GROUND FLOOR



1ST FLOOR



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.

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**OPENING HOURS**  
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