



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

**Percival Street**  
Off Green Lane Road, Leicester

**Offers Over - £315,000**

[www.seths.co.uk](http://www.seths.co.uk)

**\*\*LARGER THAN AVERAGE TERRACE -  
CONVERSION OPPORTUNITY\*\***

Seths are delighted to bring to market this 5 Bedroom Terraced House located in SPINNEY HILLS / NEW HUMBERSTONE. Located just off Green Lane Road, this property is closely located to many shops, schools and places of worship making it an ideal investment / family home.

Viewings by appt only

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TERRACE - CONVERSION OPPORTUNITY\*\***

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BASEMENT Cellar

GROUND FLOOR

SITTING ROOM 11' 8" x 11' 5" (3.57m x 3.49m)  
Laminate flooring, Radiator, uPVC double glazed window

DINING ROOM 11' 8" x 11' 3" (3.57m x 3.43m)  
Laminate flooring, Radiator, Access to cellar,  
Staircase leading to first floor, uPVC double glazed door to rear yard



KITCHEN 12' 8" x 5' 10" (3.88m x 1.79m) Wall and base units with worktops over, Sink with mixer tap, 5 ring gas hob with oven / grill and extractor hood, Tiled walls, Tiled flooring, Radiator, uPVC double glazed window

LOBBY Tiled flooring, uPVC double glazed door to rear yard

SHOWER ROOM Lino flooring, Tiled walls, Wash hand basin with mixer tap, Walk in shower area,



x2 uPVC double glazed windows

WC Tiled flooring, Partly tiled walls, WC, Wash hand basin with mixer tap

## FIRST FLOOR

**BEDROOM 1** 11' 9" x 11' 4" (3.59m x 3.47m)  
Laminate flooring, Radiator, Storage cupboard, uPVC double glazed window, Ensuite

**ENSUITE** Tiled walls and flooring, WC, Wash hand basin with mixer tap, Bathub with shower overhead, uPVC double glazed window

**BEDROOM 2** 13' 3" x 7' 10" (4.05m x 2.41m)  
Laminate flooring, Radiator, uPVC double glazed window

**BEDROOM 3** 13' 6" x 7' 10" (4.14m x 2.41m)

Laminate flooring, Radiator, uPVC double glazed window

**BEDROOM 4** 11' 9" x 11' 5" (3.59m x 3.49m)  
Laminate flooring, Radiator, uPVC double glazed window

**YARD** To the rear is a slabbed yard with off street parking (carport) for 2 cars. There is also access from the yard to the annexe

## ANNEXE

**ANNEXE GROUND FLOOR** 20' 0" x 14' 1" (6.10m x 4.30m) With mains water supply, Electric points, Electric radiator, Staircase leading to first floor, uPVC double glazed window

**ANNEXE FIRST FLOOR / BEDROOM 5** 18' 9" x 14' 1" (5.73m x 4.30m) Carpeted, Electric radiator,

Fitted wardrobes, x2 uPVC double glazed windows



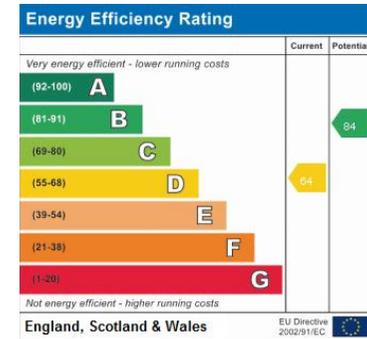
BASEMENT

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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Reference:  
Percival Street

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**OPENING HOURS**  
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