

FREEHOLD



House - Semi-Detached

# AIKMAN AVENUE, NEW PARKS, LEICESTER, LE3 9JG.

Offers Over:

## £175,000

### FEATURES

- Three Bedrooms
- Front Garden
- Kitchen/Diner
- Brick Built Shed
- Double Glazed
- Semi Detached
- Lounge
- Garden
- Bathroom Located on First Floor
- Gas Central Heating



 **SETHS**

# 3 Bedroom House - Semi-Detached located in Leicester

## ENTRANCE HALL

Laminate flooring, storage cupboard located under the stairs, stairs leading up to the first floor, providing access to the lounge and kitchen diner, radiator.

## LOUNGE

12'2" x 14'0"

Carpeted flooring, double glazed window facing the front aspect, radiator.

## KITCHEN/DINER

18'5" x 10'4"

Laminate flooring, radiator, base and eye level units, plumbing for a washing machine, stainless steel sink, double glazed window facing the rear aspect x2, pantry, space for gas cooker, access to the garden.

## FIRST FLOOR

### LANDING

Carpeted flooring, radiator, double glazed window facing the front aspect, storage cupboard.

### BEDROOM 1

12'10" x 12'3"

Carpeted flooring, radiator, double glazed window facing the front aspect, in built cupboard.

### BEDROOM 2

12'3" x 8'9"

Carpeted flooring, radiator, double glazed window facing the rear aspect, storage cupboard.

### BEDROOM 3

9'0" x 7'8"

Carpeted flooring, radiator, double glazed window facing the front aspect, in built storage cupboard.

## BATHROOM

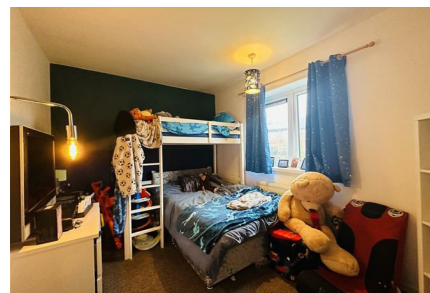
Laminate flooring, standing radiator, toilet, wash hand basing, polyvinyl bathtub with mixer, double glazed window facing the rear aspect.

## OUTSIDE

To to the front a front garden provides access to the entrance and a side entrance via block paving, leading to the garden through a wooden gate, front garden features a lawned area and is secluded by wooden fencing along the perimeter, To the rear the garden features a block paved patio area leading to a step up, to a grass lawn, garden features a brick built shed and is secluded by wooden fencing along the perimeter.

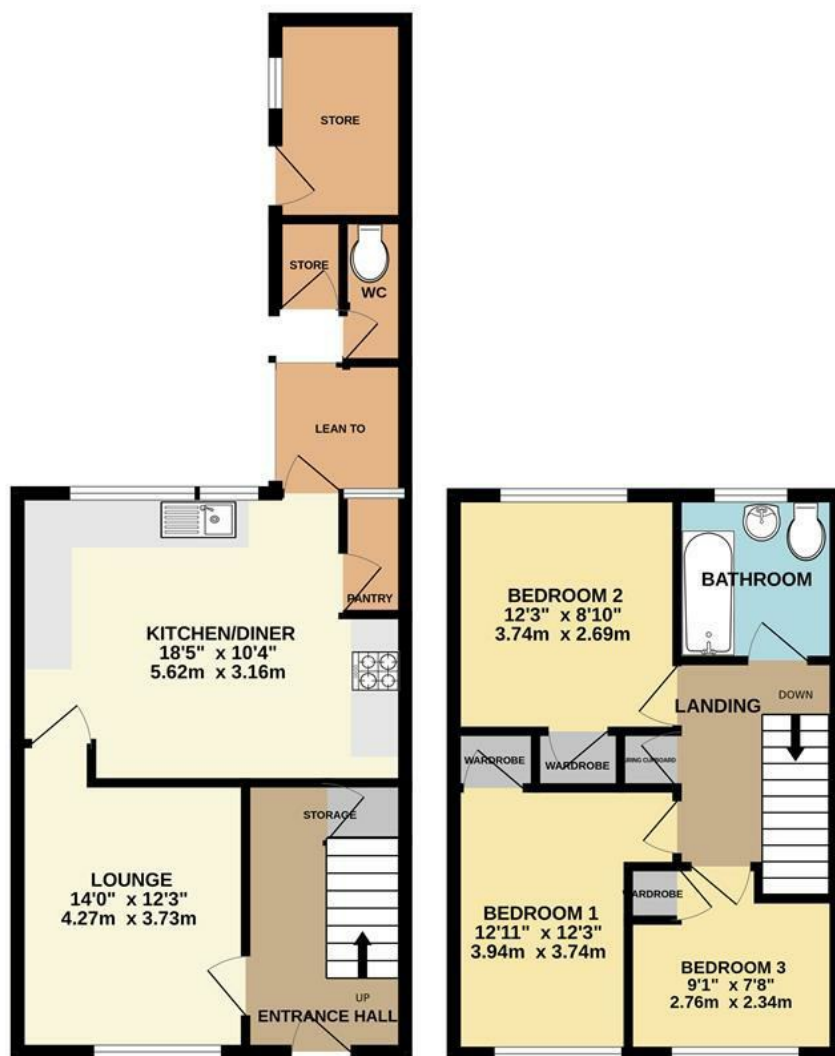
## COUNCIL TAX BAND - A

## FREEHOLD



GROUND FLOOR  
477 sq.ft. (44.4 sq.m.) approx.

1ST FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (78.9 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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[sales@seths.co.uk](mailto:sales@seths.co.uk)

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Council Tax Band

A

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

