

FREEHOLD



House - Detached

ASHTON GREEN ROAD, GLEBELANDS, LEICESTER, LE4 2AE.

Offers Over :

£475,000

FEATURES

- 4 Bedroom Home
- Double Garage
- Modern Finish
- Kitchen/Breakfast Room
- En Suite
- Detached Property
- Drive for Three Vehicles
- Lounge and Dining Room
- Separate Utility Room
- Ample Rear Garden Size



 **SETHS**

4 Bedroom House - Detached located in Leicester

ENTRANCE HALL

Amtico flooring, radiator, provides access to the lounge, kitchen/breakfast room, w/c and study, storage cupboard is located under stairs.

STUDY

6'0" x 5'6"

Amtico flooring, radiator, double glazed windows facing the front and side aspect.

W/C

Amtico flooring, radiator, toilet, wash hand basin, double glazed window facing the side aspect.

LOUNGE

18'8" x 13'1"

Amtico flooring, radiator, double-glazed windows facing the front and side aspect, double doors grant access to the dining room.

DINING ROOM

11'6" x 9'8"

Amtico flooring, radiator, and double-glazed windows facing the rear and side aspects, leading to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

16'8" x 9'8"

Amtico flooring, radiator, uPVC double doors leading to the garden, double glazed window facing the rear aspect, provides access to the utility room, panelled splashback, base and eye level units, inset sink, spotlighting, led accents, integrated four ring gas burner with oven and extractor over.

UTILITY ROOM

6'1" x 5'8"

Tiled flooring, radiator, base level unit, stainless steel sink, space for a fridge, plumbing and space available for a washing machine, door leading to the garage.

GARAGE

Double garage with concrete surface, with up and over door, electrics and lighting.

FIRST FLOOR

LANDING

Carpeted flooring, radiator, provides access to all bedrooms and bathroom on the first floor, access to the loft.

BEDROOM 1

15'1" x 13'11"

Carpeted flooring, radiator, Juliet balcony facing the front aspect, 2X inbuilt storage cupboards, provides access into the en-suite.

EN SUITE

Vinyl flooring, partially tiled walls, double-glazed window facing the side aspect, toilet, wash hand basin with unit, radiator, standing shower cubicle with mixer function, spotlighting.

BEDROOM 2

14'11" x 11'5"

Carpeted flooring, radiator, 2X double-glazed windows facing the front aspect, in-built storage cupboards.

BEDROOM 3

11'5" x 10'4"

Carpeted flooring, radiator, double glazed window facing the rear aspect, Juliet balcony facing the side aspect, in built storage cupboards.

BEDROOM 4

9'1" x 8'8"

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

BATHROOM

Vinyl flooring, partially tiled walls, standing radiator, toilet, wash hand basin, polyvinyl bathtub with mixer shower over, double glazed window facing the rear aspect

OUTSIDE

The front aspect features a dropped curb allowing for parking for at least three vehicles, a combination of concrete surfacing and lush grass lawn, a wooden gate provides access to the garden, electrically operated metal up and over door provides access to the garage and a slabbed path leads to the entrance of the property. To the rear, the property features an ample-sized garden, with a slabbed path providing access to inside the property and to the front garden. The Garden also features a grass lawn and is secluded by a combination of brick and wooden fencing along the perimeter. The property also benefits from Solar panels located at the rear of the property.

FREEHOLD

COUNCIL TAX BAND - E

ADDITIONAL INFORMATION

Tenure: Freehold
EPC rating: B
Council Tax Band: E
Council Tax Rate: £2,801.96
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes





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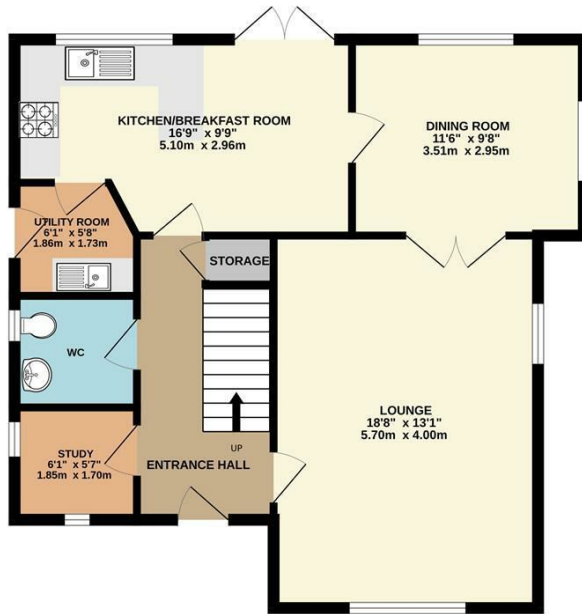
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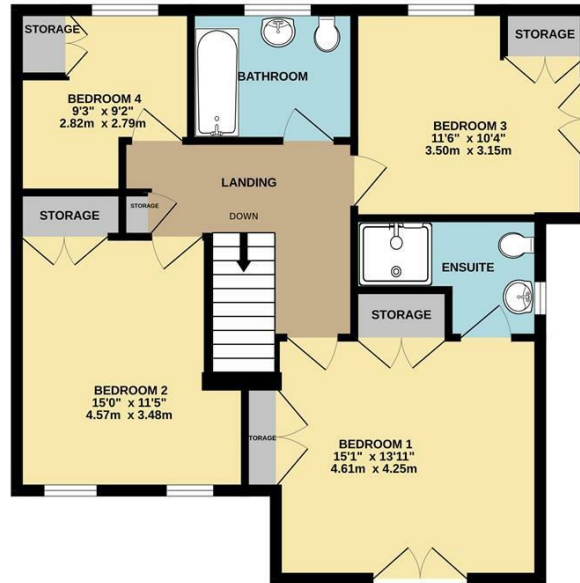
Council Tax Band

E

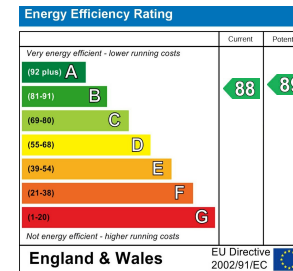
GROUND FLOOR



1ST FLOOR



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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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.

