

FOR SALE



MARSTON ROAD
NORTHFIELDS
LEICESTER
LE4 9FD

Offers Over
£270,000

FEATURES

- Great location
- Semi Detached House
- Lounge
- Extended Kitchen
- Generous sized garden
- Close to local amenities
- 3 Bedrooms
- Dining Room
- Family Bathroom
- uPVC double glazing



 **SETHS**

3 Bedroom Semi Detached House in Leicester

GROUND FLOOR

ENTRANCE HALL

Laminate flooring, radiator, staircase leading to first floor, understairs storage cupboard

LOUNGE

13'4" (to bay)m x 13'2"

Carpeted, radiator, gas fireplace, uPVC double glazed bay window

DINING ROOM

13'2" x 11'10"

Carpeted, radiator, uPVC double glazed window

KITCHEN

20'9" x 5'11"

Wall and base units with worktops over, 4 ring gas hob with electric oven and extractor hood, sink with mixer tap and splashback tiles, tiled flooring, radiator, x3 uPVC double glazed windows, uPVC double glazed door leading to rear garden

FIRST FLOOR

BEDROOM 1

13'3" x 10'11"

Carpeted, radiator, uPVC double glazed window

BEDROOM 2

11'9" x 10'1"

Carpeted, radiator, uPVC double glazed window

BEDROOM 3

10'8" x 6'1"

Carpeted, radiator, uPVC double glazed window

BATHROOM

3 pc suite comprising of; WC / wash hand basin with mixer tap / bathtub with shower overhead, fully tiled walls and flooring, towel radiator, extractor fan, uPVC double glazed window

OUTSIDE

To the front of the property is a paved frontage. To the rear of the property is a generous sized garden mainly grassed with a slabbed patio area and wooden fence surrounds.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: awaited

Council Tax Band: A

Council Tax Rate: £1,528.34

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

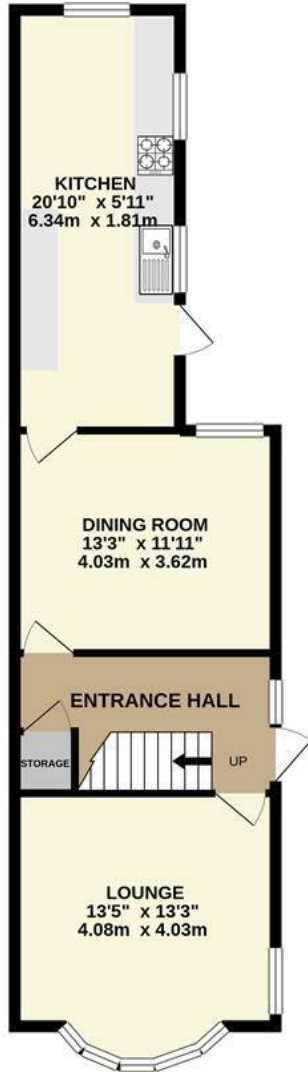
Mains Drainage: Yes

Broadband availability: Ultrafast Full Fibre Broadband



UPPINGHAM ROAD OFFICE SALES | 265 UPPINGHAM ROAD, LEICESTER, LE5 4DG

GROUND FLOOR
565 sq.ft. (52.5 sq.m.) approx.



1ST FLOOR
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 1061 sq.ft. (98.6 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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Call us on

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Council Tax Band

A

Energy Efficiency Rating

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

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SETHS