

FOR SALE



# JELLCOE ROAD NORTH EVINGTON LEICESTER LE5 4FP

Offers Over  
**£320,000**

## FEATURES

- No chain
- Sought after location
- Extended Semi Detached House
- Through Lounge
- Shared driveway + single garage
- Freehold
- Walking distance to many local amenities and places of worship
- Three Bedrooms
- Kitchen / Diner
- Generous sized garden



**SETHS**

# 3 Bedroom Semi - Detached House in LE5

## GROUND FLOOR

### PORCH

### ENTRANCE HALLWAY

Laminate flooring, staircase to first floor

### LOUNGE

22'11" x 9'11"

Laminate flooring, radiator, fireplace, uPVC double glazed bay window, sliding patio door to kitchen / diner

### KITCHEN / DINER

17'2" x 9'11"

Wall and base units with worktops over, 4 ring gas hob with electric oven and extractor hood, sink with mixer tap, breakfast bar area, partly lino flooring, partly carpeted, partly tiled walls, radiator, plumbing for washing machine, space for fridge / freezer, uPVC double glazed window, uPVC French doors leading to rear garden

### SHOWER ROOM

WC, wash hand basin, shower cubicle, lino flooring, tiled walls, uPVC double glazed window

## FIRST FLOOR

### BEDROOM 1

12'0" x 11'5"

Laminate flooring, radiator, uPVC double glazed window

### BEDROOM 2

10'6" x 10'4"

Carpeted, radiator, fitted wardrobes, uPVC double glazed bay window

### BEDROOM 3

7'5" x 6'11"

Carpeted, radiator, fitted cupboards, uPVC double glazed window

### BATHROOM

3 pc suite comprising of; WC, wash hand basin with mixer tap and 'p shaped' bathtub with shower overhead, tiled flooring, tiled walls, radiator, uPVC double glazed window

### OUTSIDE

To the front of the property is a slabbed frontage with a low level wall and a shared driveway leading up to a single garage. To the rear of the property is a mainly lawned garden with the added benefit of a slabbed patio area and wooden fence surround. There is also a door for side access to the garage.

### ADDITIONAL INFO

Tenure: Freehold

EPC rating: E

Council Tax Band: C

Council Tax Rate: £2,037.80

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

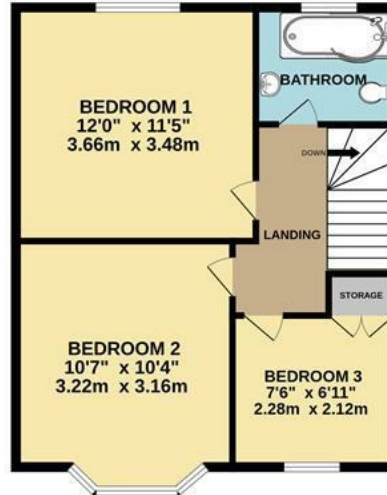
Broadband availability: Ultrafast Full Fibre Broadband



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

GROUND FLOOR

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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Council Tax Band

C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.

