

FOR SALE



BARBARA AVENUE  
OFF SCRAPTOFT LANE  
LEICESTER  
LE5 2AD

Offers Over

£260,000

FEATURES

- No chain
- Potential to extend (stpp)
- Driveway and car port
- Lounge
- Bathroom
- Sought after location
- Large rear garden
- Two Bedrooms
- Kitchen
- Utility Area



 **SETHS**

# 2 Bedroom End Terraced House for sale in Humberstone

## GROUND FLOOR

### ENTRANCE HALLWAY

Laminate flooring, radiator, staircase leading to first floor, understairs storage cupboard, uPVC double glazed window

### LOUNGE / DINER

19'7" (max) x 13'10" (max)

Laminate flooring, x2 radiators, gas fireplace, uPVC double glazed window, uPVC double glazed French doors leading to rear garden

### KITCHEN

9'10" x 8'11"

Wall and base units with worktops over, sink with mixer tap, 4 ring electric hob with built-in oven and extractor fan, integrated fridge, lino flooring, radiator, x2 uPVC double glazed windows, door to garage

### COVERED CAR PORT

24'10" x 10'2"

With lighting and access to utility area / rear garden

### UTILITY AREA

10'9" x 5'10"

Plumbing for washing machine, space for dryer, uPVC double glazed window

## FIRST FLOOR

### BEDROOM 1

17'7" x 9'6"

Carpeted, x2 radiators, storage cupboard, uPVC double glazed window

### BEDROOM 2

8'11" x 8'5" (min)

Carpeted, radiator, fitted wardrobes, uPVC double glazed window

## BATHROOM

3 pc suite comprising of WC, wash hand basin with vanity units and corner bathtub with mixer taps and shower overhead, radiator, lino flooring, partly tiled walls, uPVC double glazed window

## OUTSIDE

To the front of the property is a driveway with access to the covered car port providing off road parking for 2 / 3 cars. To the rear of the property is a spacious garden mainly laid to lawn with wooden fences / hedges surround. There is the added benefit of a slabbed patio area ideal for outdoor dining and family get togethers. Located at the end of the garden is a summer house which has mains electricity connected.

## COUNCIL TAX BAND - B





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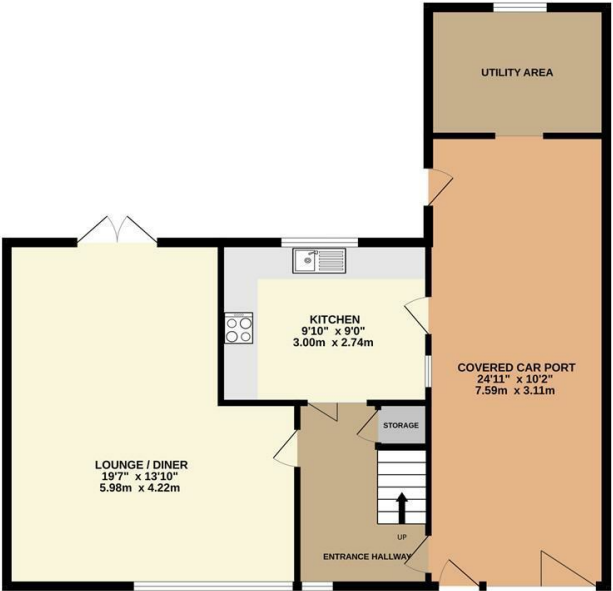
Call us on  
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**Council Tax Band**  
**B**

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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>63</b>	
(55-68) <b>D</b>		
(39-54) <b>E</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	

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