

FOR SALE



NETHERHALL ROAD NETHERHALL LEICESTER LE5 1DQ

£219,950

FEATURES

- Freehold
- Popular location
- Lounge / Diner
- Bathroom with separate WC
- Spacious storage area
- 3 Bedrooms
- Semi Detached House
- Kitchen
- Front and rear gardens
- Gas central heating



 **SETHS**

3 Bedroom Semi Detached House for sale in Leicester

GROUND FLOOR

ENTRANCE AREA

LOUNGE / DINER

20'7" x 10'4"

Carpeted, x2 radiators, x2 uPVC double glazed windows

KITCHEN

9'3" x 8'10"

Wall and base units with worktops over, freestanding cooker / oven, sink with mixer tap and drainer, space for undercounter fridge / freezer, tiled flooring, partly tiled walls, uPVC double glazed window

LOBBY

With access to rear garden and storage cupboard

STORAGE

Access from the side of the property and has lighting.

FIRST FLOOR

BEDROOM 1

10'11" x 10'7"

Carpeted, radiator, storage cupboard, uPVC double glazed window

BEDROOM 2

10'6" x 9'4"

Carpeted, radiator, storage cupboard, uPVC double glazed window

BEDROOM 3

11'3" x 6'6"

Carpeted, radiator, uPVC double glazed window

BATHROOM

Wash hand basin with mixer tap and vanity units, bathtub with mixer tap and shower overhead, lino flooring, tiled walls, radiator, uPVC double glazed window

WC

WC, lino flooring, uPVC double glazed window

OUTSIDE

The property features a neatly presented front garden, enclosed by mature hedges. To the rear of the property is a generously proportioned garden, predominantly laid to lawn, complemented by a slabbed patio area ideal for outdoor seating.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: C

Council Tax Band: A

Council Tax Rate: £1,685.83

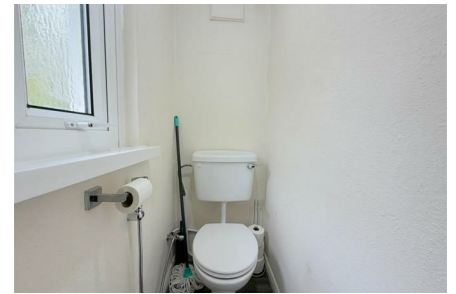
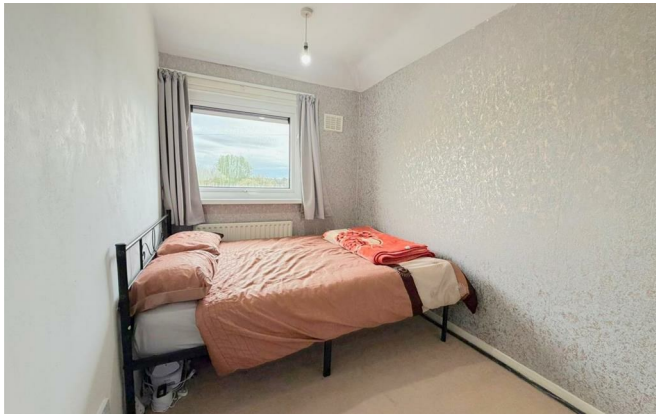
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband



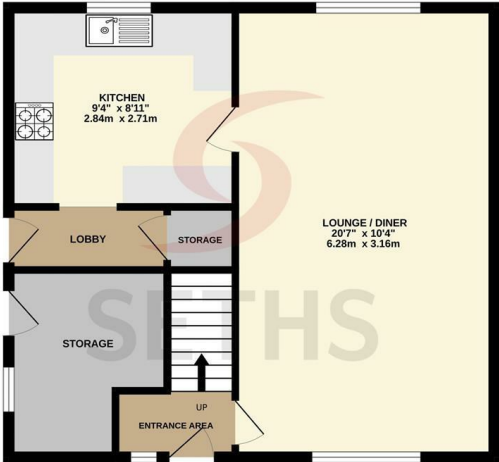
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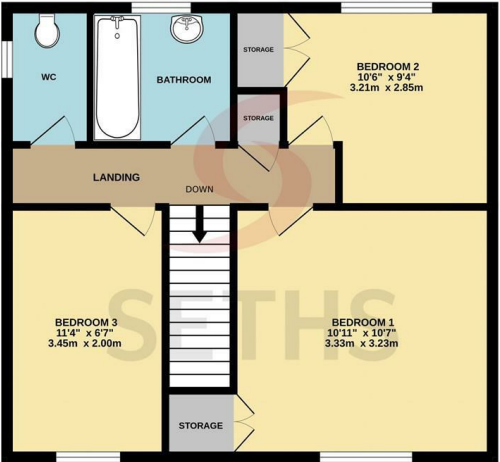
info@seths.co.uk
www.seths.co.uk

Council Tax Band
A

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		 88
(81-91) B		
(69-80) C	 74	
(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	

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.

