

FOR SALE



EGGINTON STREET SPINNEY HILLS LEICESTER LE5 5BA

Offers Over

£280,000

FEATURES

- Freehold
- Close to places of worship, schools and other amenities
- Sitting Room
- Kitchen
- Downstairs shower room
- Great location
- 4 bedrooms
- Spacious lounge
- Office / Bedroom 5
- First floor bathroom



 **SETHS**

4 Bedroom End Terraced House located in Leicester

GROUND FLOOR

ENTRANCE HALLWAY

Tiled flooring, radiator, understairs storage cupboard, staircase to first floor

SITTING ROOM

11'11" x 10'6"

Tiled flooring, radiator, fireplace, uPVC double glazed window

LOUNGE

22'2" x 12'9"

Tiled flooring, radiator, x2 uPVC double glazed windows

KITCHEN

11'10" x 8'10"

Wall and base units with worktops over, sink with mixer tap and drainer, 5 ring gas hob with built-in electric oven / grill and extractor hood, plumbing for washing machine, space for fridge / freezer, tiled flooring, partly tiled walls, uPVC double glazed window

LOBBY

SHOWER ROOM

WC, wash hand basin with mixer tap, shower cubicle, tiled flooring, tiled walls, radiator, uPVC double glazed window

FIRST FLOOR

BEDROOM 1

11'11" x 11'8"

Carpeted, radiator, storage cupboard, uPVC double glazed window

BEDROOM 2

11'10" x 9'9"

Carpeted, radiator, uPVC double glazed window

BEDROOM 3

10'0" x 9'10"

Carpeted, radiator, x2 uPVC double glazed windows

BATHROOM

WC, wash hand basin with mixer tap, corner bathtub with mixer tap, radiator, lino flooring, partly tiled walls, uPVC double glazed window

SECOND FLOOR

BEDROOM 4

19'3" x 10'10"

Carpeted, radiator, storage cupboard, x2 skylight windows

OFFICE / BEDROOM 5

11'11" x 6'11"

Carpeted, radiator, skylight window

OUTSIDE

Small yard to rear

ADDITIONAL INFO

Tenure: Freehold

EPC rating: tbc

Council Tax Band: B

Council Tax Rate: £1,783.06

Mains Gas: Yes

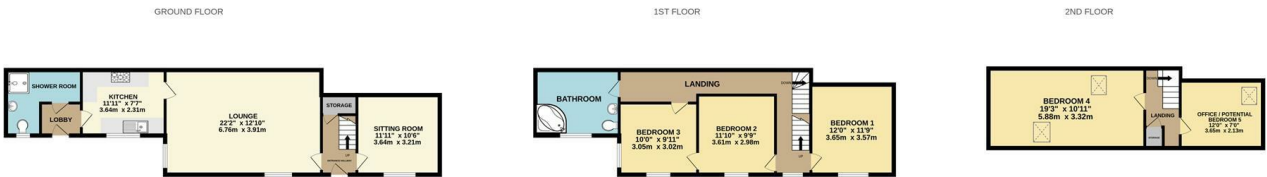
Mains Electricity: Yes



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www.seths.co.uk

Council Tax Band
B



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

