

FOR SALE



HAYWOOD CLOSE GOODWOOD LEICESTER LE5 4JZ

£490,000

FEATURES

- Sought after location of Goodwood
- Ideal family home
- Excellent condition throughout
- Modern kitchen / diner
- Driveway for multiple cars + single garage
- Extended Detached House
- 6 Bedrooms inc two ensembles
- Spacious lounge
- Large dining room
- Low maintenance rear garden



 **SETHS**

6 Bedroom Detached House for sale in Leicester

GROUND FLOOR

ENTRANCE HALLWAY

Tiled flooring, radiator, storage cupboard, access to downstairs WC, staircase leading to first floor

LOUNGE

21'0" x 16'0"

Carpeted, x2 radiators, gas fireplace, uPVC double glazed bay window, uPVC double glazed window

KITCHEN / DINER

21'8" x 10'11"

Wall and base units with worktops over, 5 ring gas hob with built-in oven and extractor hood, sink with mixer tap and drainer, plumbing for washing machine, space for American fridge/freezer, space for dishwasher, space for dining table, laminate flooring, partly tiled walls, long standing radiator, uPVC double glazed window

DINING ROOM

20'10" x 8'4"

Carpeted, radiator, uPVC double glazed sliding door to rear garden

BEDROOM 2

14'1" x 11'9"

Carpeted, radiator, x2 uPVC double glazed windows

BEDROOM 2 ENSUITE

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

BEDROOM 6

9'3" x 8'7"

Carpeted, radiator, uPVC double glazed window

WC

WC, wash hand basin with mixer tap, vinyl flooring, extractor fan, uPVC double glazed window

FIRST FLOOR

BEDROOM 1

13'7" x 11'1"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window

BEDROOM 1 ENSUITE

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

BEDROOM 3

8'5" x 7'10"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window

BEDROOM 4

8'0" x 7'4"

Carpeted, radiator, uPVC double glazed window

BEDROOM 5

11'3" x 7'0"

Carpeted, radiator, uPVC double glazed window

BATHROOM

WC, wash hand basin with mixer tap and vanity units, bathtub with mixer tap and shower overhead, tiled flooring, tiled walls, radiator, extractor fan, x2 uPVC double glazed windows

ADDITIONAL INFO

The loft is insulated, partly boarded and has lighting.

Tenure: Freehold
EPC rating: C
Council Tax Band: D
Council Tax Rate: £2,528.75
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Full Fibre Broadband

OUTSIDE

To the front of the property is a driveway providing off road parking for three cars (potential for more). There is also access to a single, detached garage. To the rear of the property is a low maintenance rear garden mainly laid to lawn with wooden fence and hedges surrounds. There is the added benefit of a slabbed patio area ideal for outdoor dining.





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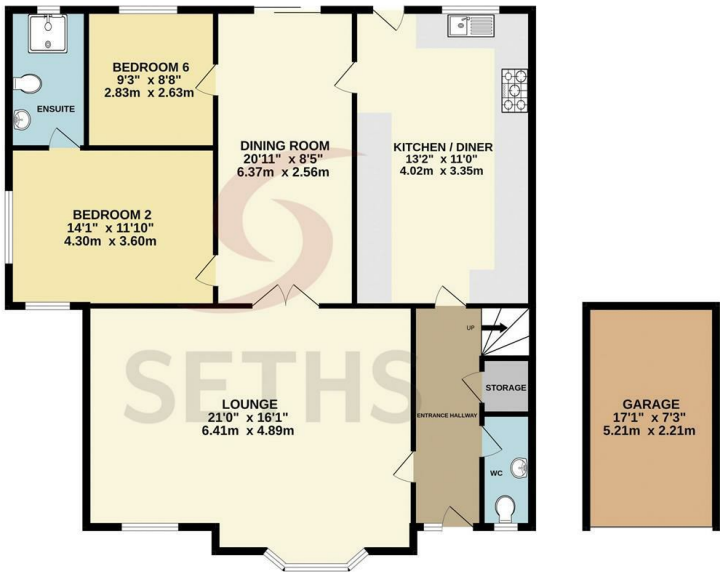
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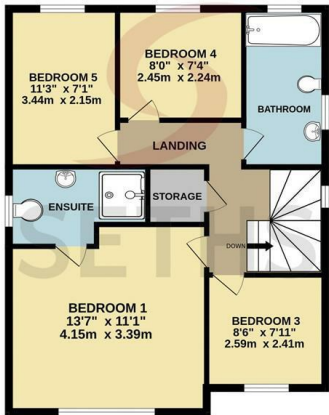
Council Tax Band

D

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	73	76
(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.

