KITCHENER ROAD
NORTH EVINGTON
LEICESTER
LE5 4AW

£345,000

FEATURES

- Lovely family home
- Sought after location
- Walking distance to schools, shops and places of worship
- Extended town house
- Three Bedrooms
- Living Room
- Lounge
- Modern kitchen
- Family bathroom + downstairs shower room
- Low maintenance garden with outbuilding

3 2 2 B

SETHS

3 Bedroom Town House for sale in Leicester

GROUND FLOOR

PORCH

ENTRANCE HALLWAY

LIVING ROOM
15'2" x 11'6"
Carpeted, long standing radiator, uPVC double glazed bay window

LOUNGE
12'1" x 11'1"
Carpeted, long standing radiator, understairs storage cupboard, opening to kitchen, access to downstairs shower room

KITCHEN
14'9" x 13'0"
Wall and base units with worktops over, 5 ring gas hob with extractor hood, built-in double oven, sink with mixer tap and drainer, plumbing for washing machine, space for American fridge/freezer, space for dryer, tiled flooring with underfloor heating, tiled walls, uPVC double glazed window, uPVC double glazed French doors leading to rear garden

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

FIRST FLOOR

BEDROOM 1
15'1" x 9'3"
Carpeted, x5 radiators, uPVC double glazed bay window

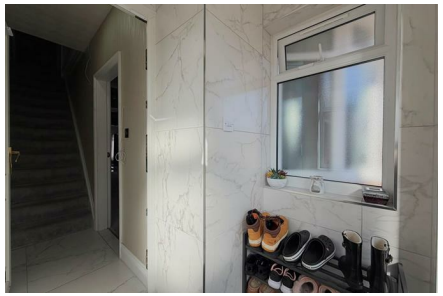
BEDROOM 2
10'2" x 9'9"
Carpeted, radiator, uPVC double glazed window

BEDROOM 3
8'0" x 7'3"
Carpeted, radiator, uPVC double glazed window

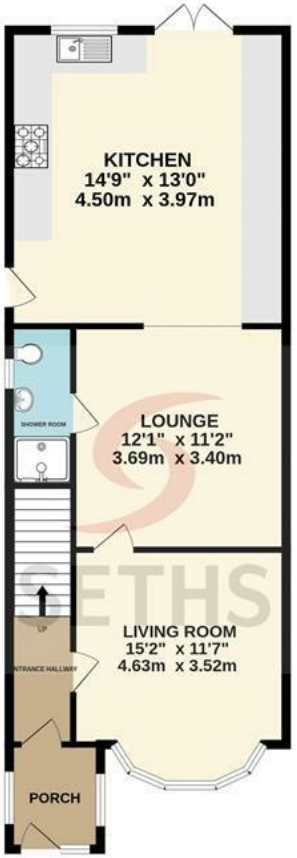
BATHROOM
WC, wash hand basin with mixer tap and vanity units, bathtub with mixer tap and shower overhead, tiled flooring, tiled walls, radiator, extractor fan, uPVC double glazed window

OUTSIDE
To the rear of the property is a low maintenance garden with wooden fence surrounds. There is also access to an outbuilding which has electrics and a uPVC double glazed window / door.

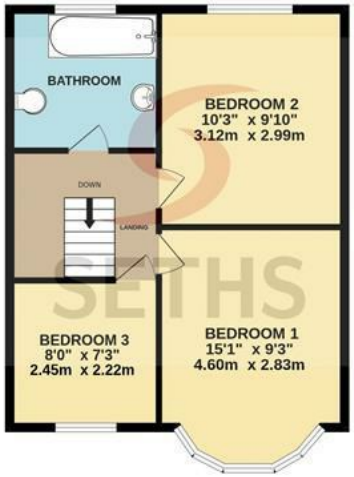
ADDITIONAL INFO
Tenure: Freehold
EPC rating: B
Council Tax Band: A
Council Tax Rate: £1,685.83
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Full Fibre Broadband



GROUND FLOOR



1ST FLOOR



Call us on

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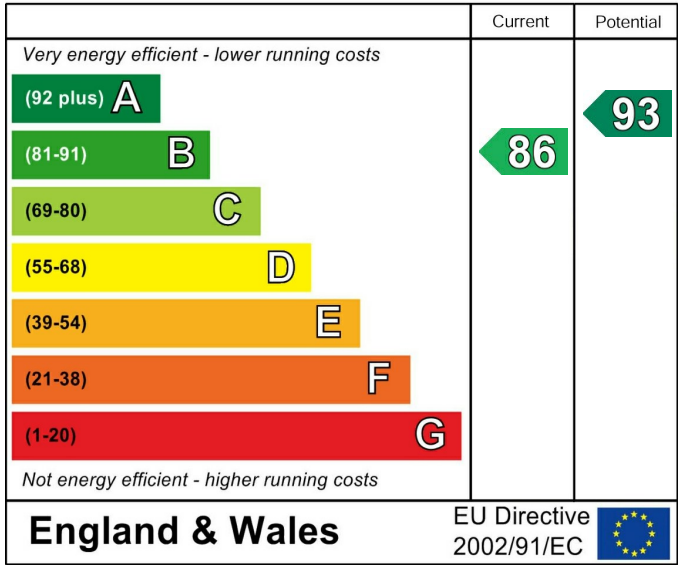
www.seths.co.uk

Council Tax Band

A

Energy Efficiency Rating



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.

SETHS