

FOR SALE



DEVANA ROAD  
STONEYGATE  
LEICESTER  
LE2 1PN

£325,000

FEATURES

- No chain
- Deceptively spacious
- Off road parking + garage
- Three bedrooms inc ensuite
- Modernisation required
- Freehold
- End Terraced House
- Sought after location
- Two reception rooms and dressing room
- uPVC double glazing



 **SETHS**

# 3 Bedroom End Terraced House for sale in LE2

## GROUND FLOOR

### ENTRANCE HALLWAY

Tiled flooring, radiator, staircase to first floor

### LOUNGE

20'1" (to bay) x 11'11"

Carpeted, x2 radiators, fireplace, uPVC double glazed window, uPVC double glazed box window

### DINING ROOM

13'0" x 10'10"

Laminate flooring, radiator, uPVC double glazed box window

### KITCHEN

13'5" x 6'6"

Wall and base units with worktops over, 4 ring gas hob with extractor hood, built-in oven, sink with mixer tap and drainer, plumbing for washing machine, plumbing for dishwasher, space for fridge / freezer, tiled flooring, partly tiled walls, radiator, uPVC double glazed door to rear garden

### GARAGE

With lighting, electric roller garage door, door to rear garden

## FIRST FLOOR

### BEDROOM 1

13'0" x 9'10".111'6"

Carpeted, radiator, uPVC double glazed window

### ENSUITE

WC, wash hand basin, bathtub with shower overhead, tiled flooring, tiled walls, radiator, uPVC double glazed window

### DRESSING ROOM

6'11" x 5'11"

Carpeted, radiator, uPVC double glazed window

### BEDROOM 2

12'0" x 10'11"

Accessed via dressing room, carpeted, radiator, uPVC double glazed window

### BEDROOM 3

12'0" x 6'4"

Carpeted, radiator, uPVC double glazed window

### BATHROOM

WC, wash hand basin, bathtub with shower overhead, tiled flooring, tiled walls, radiator

### OUTSIDE

To the side of the property is a single garage and access to the garden / driveway via wooden gates. The garden has a brick built storage shed.

### ADDITIONAL INFO

Tenure: Freehold

EPC rating: tbc

Council Tax Band: C (Leicester City Council)

Council Tax Rate: £2,037.80

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Ultrafast Full Fibre Broadband



UPPINGHAM ROAD OFFICE SALES | 265 UPPINGHAM ROAD, LEICESTER, LE5 4DG

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**0116 266 9977**

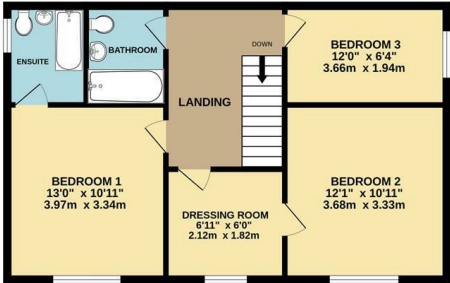
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[www.seths.co.uk](http://www.seths.co.uk)

Council Tax Band  
**C**

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>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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	

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.

