

FOR SALE



MUNDESLEY ROAD HAMILTON LEICESTER LE5 1WB

£289,000

FEATURES

- Freehold
- Currently rented at £1175pcm
- Walking distance to Kestrel Mead Academy and Tesco Extra
- Three Bedrooms inc ensuite
- Off road parking space
- No chain
- Sought after location
- Three Storey
- Two Reception Rooms
- Low maintenance rear garden



 **SETHS**

3 Bedroom Semi - Detached House in Leicester

GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE

14'9" x 12'7"

Carpeted, radiator, uPVC French doors to rear garden

KITCHEN

9'6" x 6'0"

Wall and base units with worktops over, 4 ring gas hob with built-in oven, sink with mixer tap and drainer, plumbing for washing machine, space for fridge / freezer, lino flooring, partly tiled walls, uPVC double glazed window

DINING ROOM

18'0" x 7'6"

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

WC

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

FIRST FLOOR

BEDROOM 2

12'7" x 8'1"

Carpeted, radiator, storage cupboard, uPVC double glazed window

BEDROOM 3

9'7" x 6'6"

Carpeted, radiator, uPVC double glazed window

BATHROOM

WC, wash hand basin with mixer tap, bathtub with mixer tap and shower overhead, lino flooring, partly tiled walls, radiator, extractor fan

SECOND FLOOR

PRIMARY BEDROOM

12'9" x 11'10"

Carpeted, radiator, uPVC double glazed window, x2 storage cupboards, ensuite

ENSUITE

WC, wash hand basin with mixer tap, shower cubicle, lino flooring, partly tiled walls, radiator, skylight window

OUTSIDE

To the front of the property is a driveway with off road parking for one car. To the rear of the property is a low maintenance garden mainly laid to lawn with wooden fence surrounds. There is also a slabbed patio area ideal for outdoor dining.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: C

Council Tax Band: C

Council Tax Rate: £2,037.80

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Ultrafast Full Fibre Broadband

NOTE

Photos taken prior to tenants moving in



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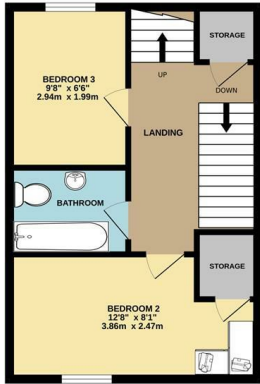
info@seths.co.uk
www.seths.co.uk

Council Tax Band
C

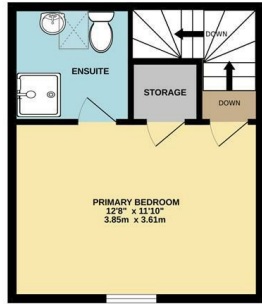
GROUND FLOOR



1ST FLOOR



2ND 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) A		
(81-91) B		
(69-80) C		
(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.

