

FOR SALE



DUDLEY AVENUE THURNBY LODGE LEICESTER LE5 2EG

Offers Over

£269,950

FEATURES

- No chain
- Popular Location
- Off road parking for 2 cars
- 29 ft extended Kitchen / Diner
- New combi boiler with 9+ years warranty
- Freehold
- 4 bedrooms
- Lounge
- 4 pc bathroom
- Large rear garden



 **SETHS**

4 Bedroom Mid Terraced House for sale in Leicester

GROUND FLOOR

LOUNGE

16'4" x 12'3"

Laminate flooring, radiator, fireplace, staircase to first floor, uPVC double glazed window

KITCHEN / DINER

29'1" x 11'10"

Wall and base units with worktops over, space for range master cooker, extractor hood, sink with mixer tap and drainer, tiled flooring, partly tiled walls, space for fridge/freezer, plumbing for washing machine, space for dining table, storage cupboard, pantry, x3 radiators, x2 uPVC double glazed windows

DOWNSTAIRS WC

WC, wash hand basin with mixer tap, storage base units, tiled flooring

FIRST FLOOR

BEDROOM 1

11'7" x 9'0"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window

BEDROOM 2

9'8" x 9'3"

Carpeted, radiator, uPVC double glazed window

BEDROOM 3

10'5" x 6'10"

Carpeted, radiator, uPVC double glazed window

BEDROOM 4

9'4" x 5'8"

Carpeted, radiator, uPVC double glazed window

BATHROOM

4 pc suite comprising of; WC, wash hand basin with mixer tap, bathtub with mixer tap and shower overhead, towel radiator, lino flooring, tiled walls, uPVC double glazed window

GARDEN

To the front of the property is a driveway with space for two cars. To the rear of the property is a large three-tiered garden partly slabbed and partly laid to lawn with wooden fences and trees surround.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: tbc

Council Tax Band: A

Council Tax Rate: £1,528.34

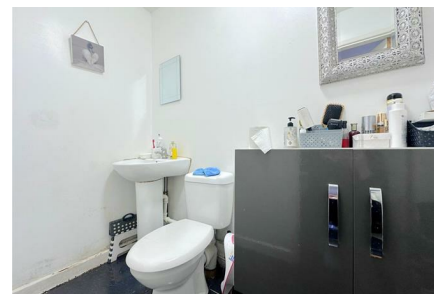
Mains Gas: Yes

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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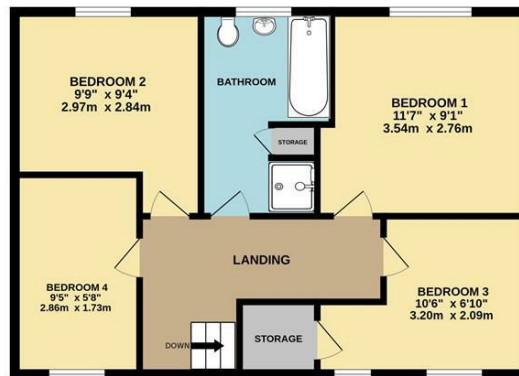
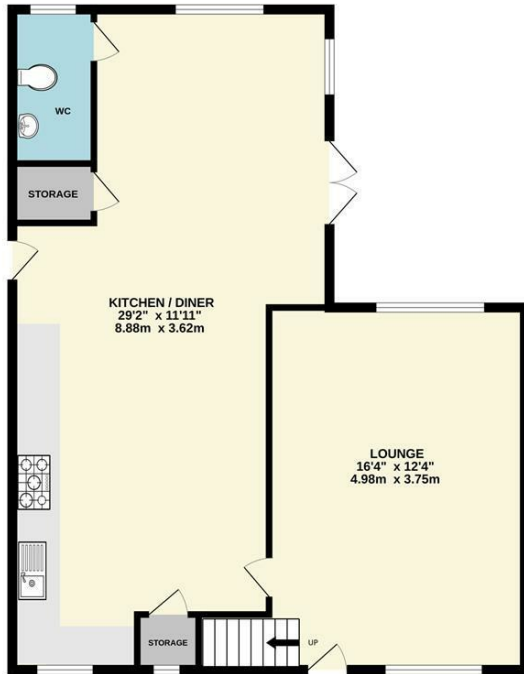
www.seths.co.uk

Council Tax Band

A

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.
Made with Metropix 5/2024.

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.

