





GREEN LANE CLOSE
NORTH EVINGTON
LEICESTER
LE5 4NJ

£325,000

FEATURES

- No chain
- 3 Bedrooms
- Extended Semi Detached House
- Sought after location close to many local amenities
- Driveway for 2 cars
- Lounge
- Office / Study
- Extended kitchen / diner
- Family bathroom + downstairs WC
- Spacious garden with outbuilding

3 1 2 C

SETHS

3 Bedroom Semi Detached House for sale in Leicester

GROUND FLOOR

ENTRANCE AREA
Laminate flooring, radiator, uPVC double glazed window

LOUNGE
16'7" x 11'11"
Laminate flooring, radiator, gas fireplace, uPVC double glazed bay window

KITCHEN / DINER
18'1" (max) x 16'8" (max)
Wall and base units with worktops over, 5 ring gas hob with built-in oven and extractor hood, sink with mixer tap and drainer, space for fridge/freezer, plumbing for washing machine, space for dining table, space for tumble dryer, tiled flooring, partly tiled walls, skylight window, x3 uPVC double glazed windows, uPVC double glazed door leading to side, uPVC double glazed French doors leading to rear garden

OFFICE / STUDY
10'6" x 6'7"
Laminate flooring, radiator, uPVC double glazed window

WC
WC, wash hand basin with mixer tap and vanity units, tiled flooring, uPVC double glazed window

FIRST FLOOR

BEDROOM 1
11'11" x 11'5"
Carpeted, radiator, skylight window, uPVC double glazed window

BEDROOM 2
12'0" (max) x 9'6"
Carpeted, radiator, uPVC double glazed window

BEDROOM 3
12'8" (max) x 7'0"
Carpeted, radiator, uPVC double glazed window

BATHROOM
WC, wash hand basin with mixer tap, "p shaped bathtub" with mixer tap and shower overhead, vinyl flooring, partly tiled walls, extractor fan, uPVC double glazed window

OUTSIDE
To the front of the property is a paved driveway with space for 2 cars. To the rear of the property is a good sized garden partly gravelled, partly laid to lawn with wooden fence surrounds. There is the added benefit of an outbuilding to the far end of the garden.

ADDITIONAL INFO
Tenure: Freehold
EPC rating: C
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







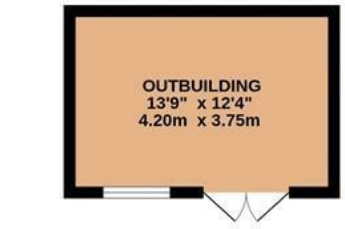


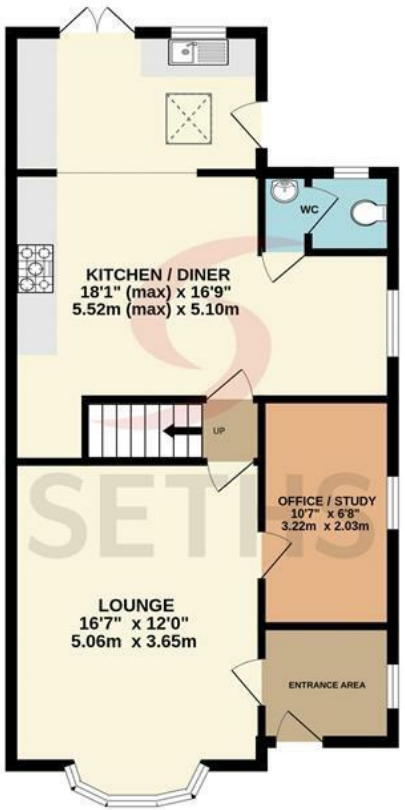




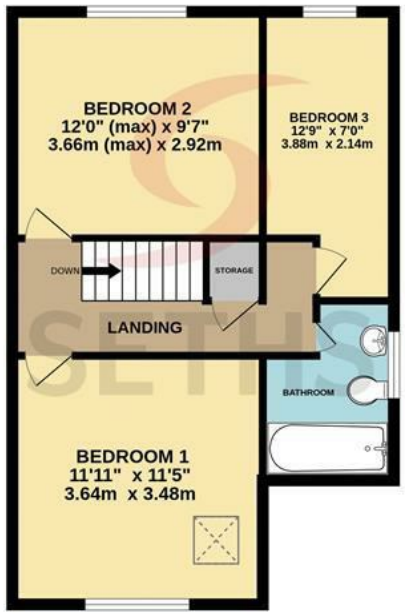


GROUND FLOOR





1ST FLOOR



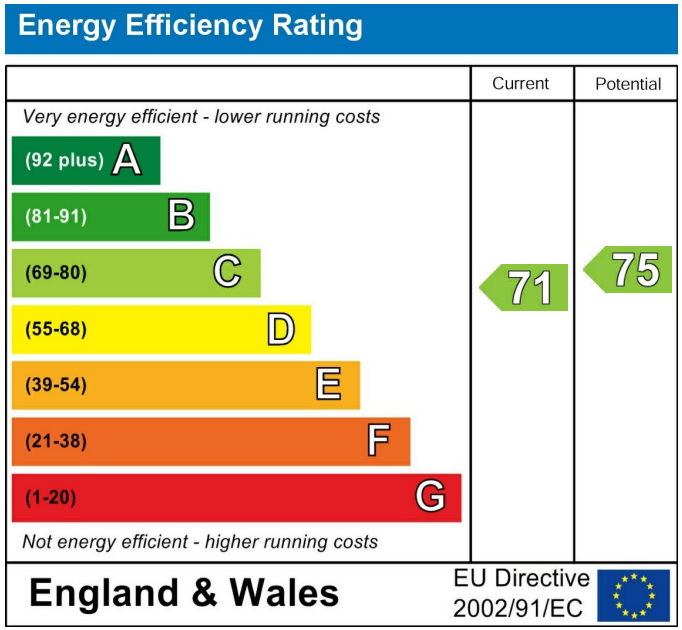
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Council Tax Band

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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