



  
**SETHS**  
THINK PROPERTY...THINK SETHS

**Pauline Avenue**  
Belgrave, Leicester

**Price £250,000**  
[www.seths.co.uk](http://www.seths.co.uk)



**\*\*\* IDEAL FAMILY HOME - IDEAL FOR  
FIRST TIME BUYERS - SCOPE TO EXTEND  
\*\*\***

Well presented EXTENDED Semi Detached  
situated in the popular Belgrave area.

The accommodation comprises, entrance  
porch, entrance hall, CLOAKROOM,  
THROUGH LOUNGE, EXTENDED KITCHEN  
/ DINER, three bedrooms a family bathroom.  
The property benefits from gas fired central  
heating, double glazing, well presented rear  
garden, driveway to the front with space for  
one car and a SINGLE GARAGE.

Viewing by appointment only.

#### **GROUND FLOOR**

##### **ENTRANCE PORCH**

Door to front aspect with door to :

##### **ENTRANCE HALL**

Laminated flooring, staircase off and radiator.

##### **CLOAKROOM**

Close coupled w.c., wash hand basin and window  
to side aspect.

##### **THROUGH LOUNGE**

24' 03" x 10' 08" (7.39m x 3.25m) Double glazed  
window to front aspect, carpeted, radiator and  
sliding door to garden area.

#### **KITCHEN / DINER**

17' 06" x 6' 10" (5.33m x 2.08m) Extended kitchen  
/ diner with base level cupboards and drawers  
having round edged worktops over, wall mounted  
eye level cupboards, 1 & ½ bowl sink with drainer  
and mixer, integrated four ring gas hob with  
extractor over, space for fridge freezer, integrated  
dishwasher, tiled flooring, space for dining table,  
radiator, double glazed window to rear aspect and  
sliding doors to garden area.

## FIRST FLOOR

### LANDING

Double glazed window to side aspect and carpeted.

### BEDROOM 1

13' 02" x 8' 11" (4.01m x 2.72m) Double glazed window to front aspect, fitted cupboards, carpeted and radiator.

### BEDROOM 2

12' 10" x 10' 09" (3.91m x 3.28m) Double glazed window to rear aspect, carpeted and radiator.

### BEDROOM 3

7' 02" x 6' 09" (2.18m x 2.06m) Double glazed window to front aspect, carpeted and radiator.

## BATHROOM

Panelled bath tub with electric shower over, close coupled w.c., pedestal wash hand basin, fully tiled walls and flooring, radiator and double glazed window to rear aspect.

## OUTSIDE

### FRONT

Driveway to the front with space for one car leading to :

### SINGLE GARAGE

Double doors at the front aspect and a door to garden area on the side of the garage. Garage also benefits from four ring gas hob; space for tumble dryer and washing machine.

## REAR

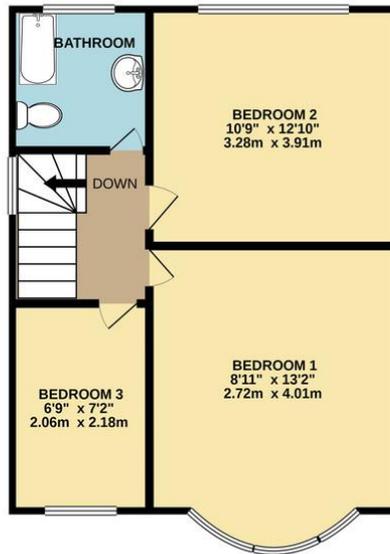
Slabbed patio area with lawned area and seclude by fencing.



GROUND FLOOR



1ST FLOOR



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