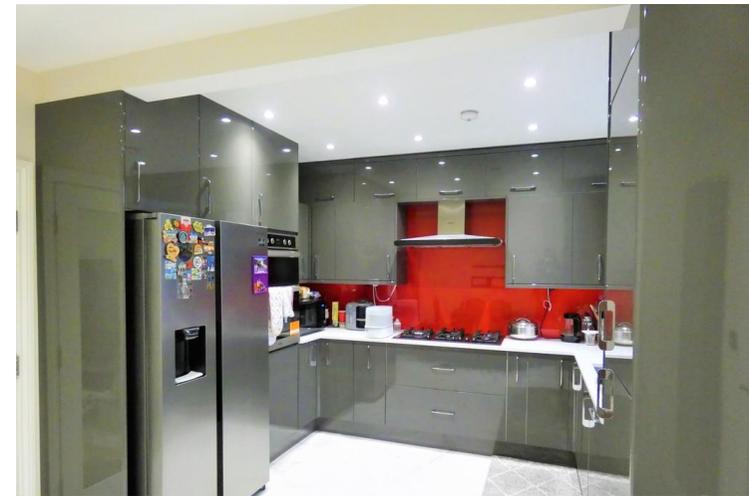





SETHS
THINK PROPERTY...THINK SETHS

Penrith Road
Belgrave, Leicester

Price £260,000
www.seths.co.uk



***** IDEAL FOR FIRST TIME BUYERS *****

Well presented EXTENDED MID TOWN HOUSE situated in the popular Belgrave area.

The accommodation comprises, entrance porch, entrance hall, lounge, kitchen / diner, DOWNSTAIRS SHOWER ROOM and three bedrooms, The property benefits from PVCu double glazed, DRIVEWAY with space for one car as well as off street parking, gas fired central heating and a rear garden.

Viewing is by appointment only.

GROUND FLOOR

ENTRANCE PORCH Double glazed door to front aspect, tiled flooring with door to :

ENTRANCE HALL Staircase off and laminated flooring.

LOUNGE 13' 06" x 12' 00" (4.11m x 3.66m)
Double glazed window to front aspect, laminated flooring and television point.

KITCHEN/DINER 15' 05" x 10' 11" (4.7m x 3.33m)
Well presented fitted kitchen with base level cupboards and drawers having round edged worktops over, 1 & ½ bowl sink with drainer and mixer, integrated five ring gas hob with extractor over, integrated oven and microwave, integrated dishwasher, space for American fridge freezer, access to gas combination boiler, space for dining

table and PVCu double glazed window to front and door to :

LOBBY AREA Tiled flooring, door access to shower room, plumbing for washing machine, fitted eye level units and PVCu double glazed door to garden area.

SHOWER ROOM Fully tiled walls and flooring, fitted shower cubicle, fitted wash hand basin, close coupled w.c., heated towel rail and double glazed window to rear aspect.

FIRST FLOOR

LANDING Access to loft space, radiator and double glazed window to side aspect.

BEDROOM 1 15' 04" x 10' 11" (4.67m x 3.33m)
PVCu double glazed window to front aspect, carpeted and radiator.

BEDROOM 2 11' 01" x 7' 10" (3.38m x 2.39m)
PVCu double glazed window to rear aspect, carpeted and radiator.

BEDROOM 3 8' 04" x 6' 11" (2.54m x 2.11m)
PVCu double glazed window to rear aspect, carpeted and radiator.

OUTSIDE

FRONT Driveway to the front with space for one car as well as off street parking for one car.

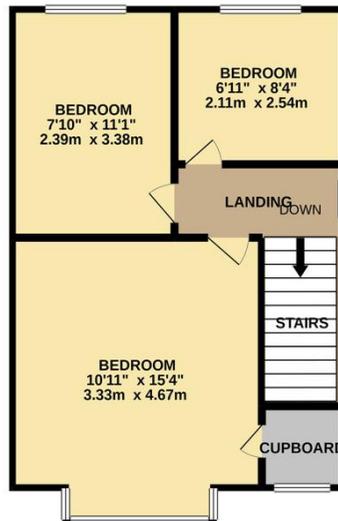
REAR Slabbed patio area, access to outside storage shed and gated access to front.



GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 853 sq.ft. (79.2 sq.m.) approx.

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
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Reference:
Penrith Road Leicester

Important Notice: 1. These particulars are issued on the understanding that all negotiations are conducted through Seths Estate Agents. 2. The particulars do not constitute part or all of an offer or contract. 3. All descriptions, floor plans and dimensions contained herein are approximate and given in good faith, without any responsibility; any intending purchaser must not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. 4. Seths have not tested the appliances, services and specific fittings; any intending purchaser must satisfy himself by inspection, independent advice or otherwise. 5. No person in the employment of Seths has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. All offers placed need to be qualified by Seths or one of their advisors before being passed onto the Vendors. Intending purchaser will be asked to produce proof of funds and identification documents in order to comply with the Money Laundering

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