SETHS

THINK PROPERTY...THINK SETHS

Redcar Road

Belgrave,

Price £265,000

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***** WELL PRESENTED EXTENDED SEMI DETACHED PROPERTY - IDEAL FOR FIRST TIME BUYERS *****

Well presented extended semi detached property situated in the popular Belgrave area.

The accommodation comprises, entrance hall,, LOUNGE, SITTING ROOM, KITCHEN / DINER, DOWNSTAIRS SHOWER ROOM, three bedrooms and an UPSTAIRS BATHROOM. 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.

***** NO CHAIN *****

GROUND FLOOR

ENTRANCE HALL Double glazed door to front aspect, tiled flooring, access to storage cupboard and staircase off.

LOUNGE 15' 05" x 10' 07" (4.7m x 3.23m) Double glazed windows to front aspect, laminated flooring and radiator.

SITTING ROOM 12' 03" x 10' 03" (3.73m x 3.12m) Access to under stairs storage cupboard, laminated flooring and open area to :

KITCHEN/DINER 14' 08" x 11' 03" (4.47m x 3.43m) Fitted kitchen with base level cupboards and drawers having round edged worktops over, 1 & ½ bowl sink with drainer and mixer, gas point for cooker with extractor over, integrated dishwasher, space for American fridge freezer, access to gas combination boiler, partly tiled walls, tiled flooring, space for dining table and PVCu double glazed window to rear aspect and double glazed doors to garden area.

DOWNSTAIRS SHOWER ROOM Fitted shower cubicle, close coupled w.c., wash hand basin, plumbing for washing machine and double glazed window to side aspect.

FIRST FLOOR

LANDING Carpeted and access to loft space.

BEDROOM 1 13' 01" x 10' 11" (3.99m x 3.33m) Double glazed window to front aspect, fitted cupboards, laminated flooring and radiator.

BEDROOM 2 9' 04" x 9' 04" (2.84m x 2.84m) Double glazed window to rear aspect, laminated flooring and radiator.

BEDROOM 3 9' 02" x 5' 07" (2.79m x 1.7m) Double glazed window rear aspect, laminated flooring and radiator.

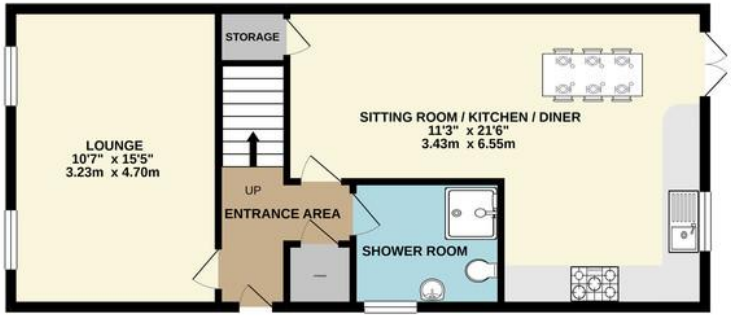
BATHROOM Panelled bath tub, close coupled w.c., wash hand basin, tiled flooring and walls and double glazed window to side aspect.

OUTSIDE

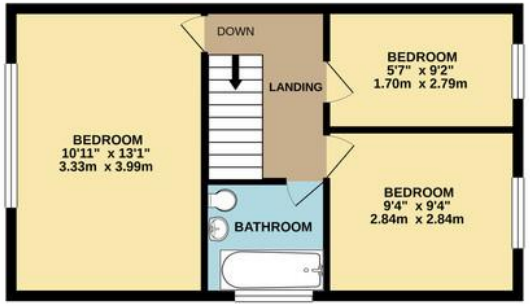
FRONT Driveway to the front with space for one car.

REAR Slabbed patio area, lawned area and secluded by fencing.

GROUND FLOOR
637 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 1085 sq.ft. (100.8 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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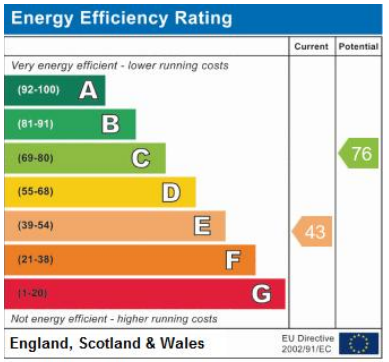

Reference:
Redcar Road Leicester

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