




SETHS
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Stafford Street
Belgrave, Leicester

Price £259,950
www.seths.co.uk



***** EXCELLENT CONDITION – EXTENDED MID TERRACED - FOUR BEDROOMS - CONSERVATORY - MUST SEE *****

Well presented THREE STOREY mid town house situated in the popular Belgrave area.

The accommodation comprises, ENTRANCE HALL, lounge, dining room, kitchen, CONSERVATORY, FOUR BEDROOMS, MASTER BEDROOM WITH EN-SUITE and a family bathroom. The property benefits from PVCu double glazed, gas fired central heating, and a well presented rear garden.

EARLY VIEWING IS RECOMMENDED.

GROUND FLOOR

ENTRANCE HALL Double glazed door to front aspect, laminated flooring and staircase off.

DINING ROOM 13' 02" x 8' 03" (4.01m x 2.51m) Double glazed bay window to front aspect, fireplace with surround, carpeted and radiator.

LOUNGE 16' 03" x 11' 04" (4.95m x 3.45m) Double glazed window to rear aspect, carpeted, gas fireplace with surround, radiator and door to kitchen area.

KITCHEN 14' 04" x 7' 05" (4.37m x 2.26m) Well presented fitted kitchen with base level cupboards and drawers having round edged worktops over, 1 & ½ bowl sink with drainer and mixer, tiled flooring, integrated four ring gas cooker with extractor over, access to gas combination boiler,

integrated washing machine, integrated dishwasher, space for fridge freezer, PVCu double glazed window to rear aspect and double glazed French doors to conservatory area.

CONSERVATORY 13' 04" x 11' 08" (4.06m x 3.56m) Double glazed window to rear aspect, double glazed French doors to garden area, tiled flooring and radiator.





FIRST FLOOR

LANDING Carpeted and paddle stairs off to second floor.

BEDROOM 2 11' 07" x 12' 09" (3.53m x 3.89m)
Double glazed window front aspect. carpeted and radiator.

BEDROOM 3 10' 09" x 9' 07" (3.28m x 2.92m)
Double glazed window to rear aspect, carpeted and radiator.

BEDROOM 4 7' 08" x 7' 05" (2.34m x 2.26m)
Double glazed window to rear aspect, carpeted and radiator.

FAMILY BATHROOM Panelled bath tub with shower over, wash hand basin, close coupled w.c., tiled splash backs, double glazed window to

rear aspect, extractor fan and radiator.

SECOND FLOOR

LANDING Carpeted.

MASTER BEDROOM 13' 03" x 11' 08" (4.04m x 3.56m) Double glazed window, built in wardrobes with internal draws and sliding doors with built in dressing table with additional storage, carpeted and radiator.

EN-SUITE Fitted shower cubicle, wash hand basin, close coupled w.c., heated towel rail, fitted storage into eaves and a fitted Velux window

OUTSIDE

FRONT Courtyard to the front.

REAR Well presented landscaped rear garden with slabbed patio area, lawned area, access to the shed, secluded by fencing and gated access to front.



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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