SETHS

THINK PROPERTY...THINK SETHS

Queniborough Road

Belgrave, Leicester

Price £289,950

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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 porch, entrance hall, THROUGH LOUNGE, kitchen, three bedrooms and a bathroom. The property benefits from an INTEGRAL SINGLE GARAGE, 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 Door to front aspect with door to :

ENTRANCE HALL Staircase off, carpeted, radiator and door to integral garage.

THROUGH LOUNGE 29' 11" x 11' 00" (9.12m x 3.35m) Window to front aspect, carpeted, gas fireplace, space for dining table, radiator and sliding doors to garden area.

KITCHEN 14' 08" x 10' 01" (4.47m x 3.07m) Fitted kitchen with base level cupboards and drawers having round edged worktops over, 1 & ½ bowl sink with drainer and mixer, integrated gas cooker with extractor over, plumbing for washing machine, space for fridge freezer, integrated dishwasher, doors to garden area and double glazed window to rear aspect.

FIRST FLOOR

LANDING Carpeted and window to side aspect.

BEDROOM 1 14' 08" x 10' 02" (4.47m x 3.1m)
Window to front aspect, fitted cupboards, carpeted and radiator.

BEDROOM 2 12' 06" x 8' 05" (3.81m x 2.57m)
Window to rear aspect, fitted cupboards, carpeted and radiator.

BEDROOM 3 8' 03" x 5' 05" (2.51m x 1.65m)
Window to front aspect, carpeted and radiator.

BATHROOM Panelled bath tub with electric shower, close coupled w.c, wash hand basin with storage, tiled walls, heated towel rail and window to rear aspect.

OUTSIDE

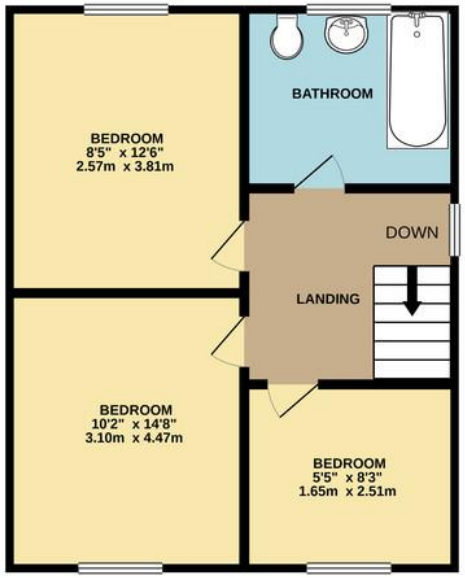
FRONT Driveway to the front with space for one car leading to :

INTEGRAL SINGLE GARAGE Integral single garage with door to hallway, up and over door and door to rear garden.

REAR Slabbed patio area, access to outside w.c, lawned area and gated access to front.

GROUND FLOOR

1ST FLOOR



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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