




SETHS
THINK PROPERTY...THINK SETHS

Catherine Street
Belgrave, Leicester

Offers Over £310,000
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***** EXCELLENT CONDITION -
REFURBISHED SEMI DETACHED *****

**Well presented SEMI DETACHED situated
closely to local schools and amenities.**

**The accommodation comprises, entrance
porch, entrance hall, lounge, OPEN PLAN
KITCHEN & DINER, three bedrooms and a
bathroom. The property benefits from
PVCu double glazing, DRIVEWAY with
space for two cars, gas central heating
and a well presented rear garden.**

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

GROUND FLOOR

ENTRANCE PORCH Door to front aspect with
door to :

ENTRANCE HALL Door to front aspect, carpeted,
staircase off and access to under stairs storage
cupboard.

LOUNGE 14' 2" x 11' 1" (4.32m x 3.39m) Double
glazed bay window to front aspect, carpeted,
electric fireplace with surround and radiator.

OPEN PLAN KITCHEN / DINER 17' 3" x 12' 7"
(5.28m x 3.84m) Open plan kitchen and diner with
newly fitted kitchen with base level cupboards and
drawers having round edged worktops over, wall
mounted eye level cupboards, sink with drainer
and mixer, gas point for cooker and extractor
over, plumbing for washing machine, integrated

larder fridge and freezer, radiator and double
glazed window to rear aspect and double glazed
doors to garden area.



FIRST FLOOR

LANDING Double glazed window to side aspect, carpeted and access to loft space.

BEDROOM 1 14' 2" x 11' 2" (4.34m x 3.41m)
Double glazed window to front aspect, carpeted and radiator.

BEDROOM 2 12' 5" x 11' 1" (3.80m x 3.40m)
Double glazed window to rear aspect, carpeted and radiator.

BEDROOM 3 7' 7" x 5' 10" (2.33m x 1.78m)
Double glazed window to front aspect, carpeted and radiator.

BATHROOM Newly fitted bathroom with panelled bath and shower over, pedestal wash hand basin, close coupled w.c., tiled flooring, heated towel rail. majority tiled walls and double glazed window to rear.

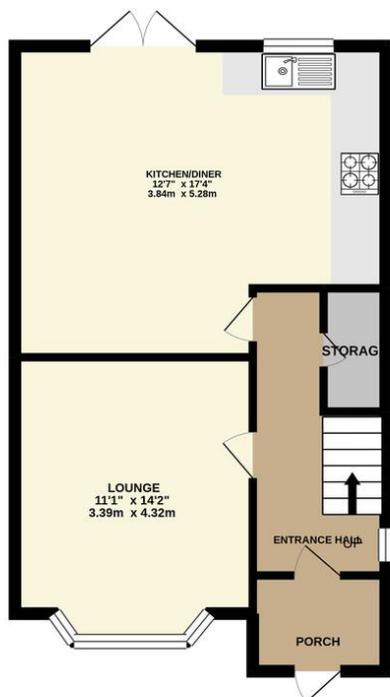
OUTSIDE

FRONT Driveway to the front with space for two cars.

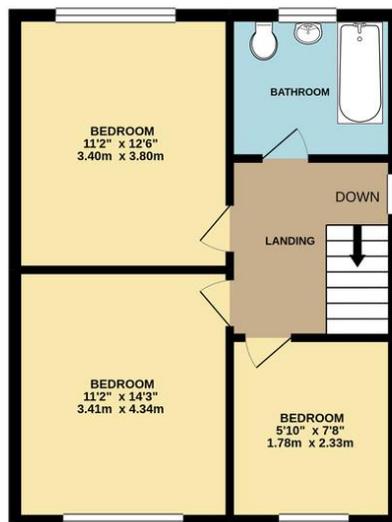
REAR Decking area, slabbed patio area, access to outside w.c and storage shed, lawned area and gated access to front.



GROUND FLOOR



1ST FLOOR



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