

FREEHOLD



House - Semi-Detached

QUENIBOROUGH ROAD, BELGRAVE, LEICESTER, LE4 6GT

PRICE :

£325,000

FEATURES

- Three Bedrooms
- Driveway for Two Vehicles
- Extended Kitchen
- Double Glazed
- Garden
- Extended Semi-Detached
- Lounge
- Sitting Room
- Gas Central Heating
- Shed



SETHS

3 Bedroom House - Semi-Detached located in Leicester

PORCH

Leading to Entrance Hall

ENTRANCE HALL

Carpeted flooring, radiator, under stair storage with electric metre and consumer unit, control panel for smart heating system, access to all rooms on the ground floor, carpeted stairs leading up to the first floor.

LOUNGE

13'6" x 10'2"

Carpeted flooring, radiator, bay fronted double glazed window facing the front aspect, gas fireplace.

EXTENDED SITTING ROOM

22'0" x 10'2"

Carpet flooring, radiator, gas fireplace, sliding double glazed door leading to the outside

EXTENDED KITCHEN

18'11" x 10'10"

Laminate flooring, partially tiled walls, base level and eye level units, space for five ring cooker with oven, integrated extractor, plumbing for a washing machine, space for a fridge, stainless steel sink, double glazed window facing the rear aspect, radiator, access to the lobby.

LOBBY

Providing access to the Garden and WC

W/C

FIRST FLOOR

LANDING

Carpeted landing, double glazed window facing the side aspect, access to all rooms on the first floor, access to loft.

BEDROOM 1

14'0" x 10'4"

Carpeted flooring, radiator, bay fronted double glazed window facing the front aspect.

BEDROOM 2

12'5" x 10'6"

Carpeted flooring, radiator, double glazed window facing the rear aspect.

BEDROOM 3

7'11" x 6'11"

Carpeted flooring, radiator, double glazed window facing the front aspect

BATHROOM

Laminate flooring, toilet, cubicle shower with electric function, base level unit with gas powered combination boiler, wash hand basin, double glazed window facing the rear aspect.

OUTSIDE

To the front you will find a drive large enough for parking for two vehicles, secluded by wooden fencing side aspect, wooden gate leading to the garden. To the rear the garden features a block paved patio area and a grass lawn, being secluded by wooden fencing and hedging along the perimeter, shed.

FREEHOLD

COUNCIL TAX BAND - B



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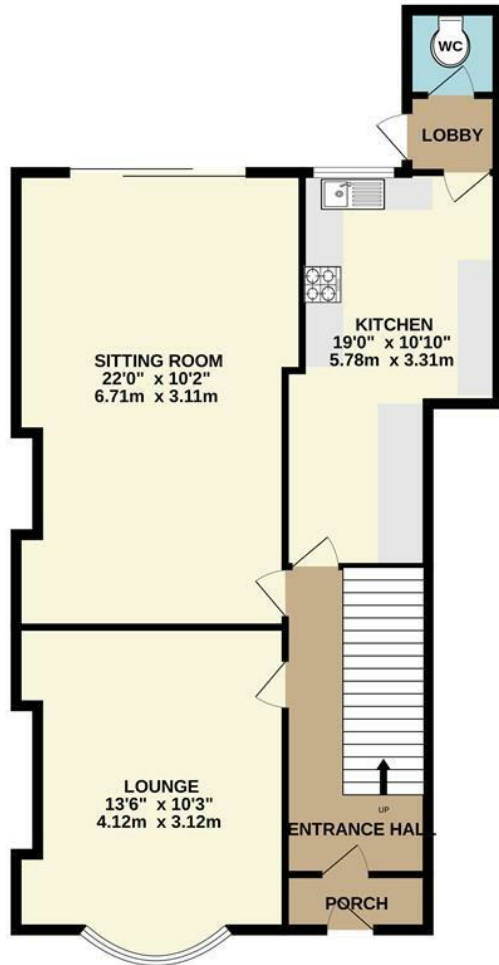


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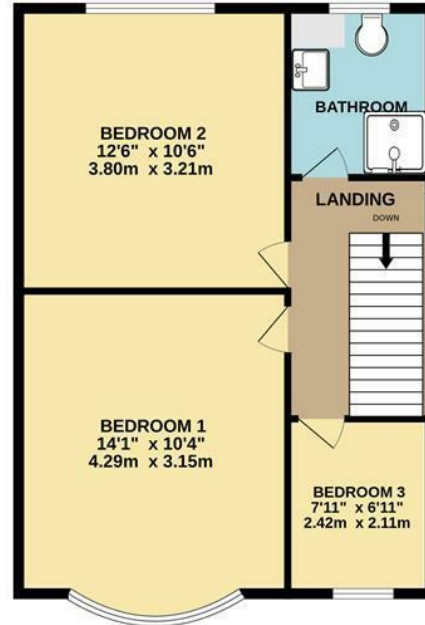


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GROUND FLOOR



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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Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

