

FREEHOLD



House - Detached (EPC Rating: D)

Tiverton Avenue, Belgrave, Leicester, LE4 6SE

Offers Over

£370,000



4 Bedroom House - Detached located in Leicester

***** BELGRAVE - DETACHED - FOUR BEDROOMS - OFF ROAD PARKING - EXTENDED *****

Seths Estate Agents are pleased to bring to market this substantially extended four-bedroom detached family home located on Tiverton Avenue in Belgrave, off Gipsy Lane, Leicester. Offering an exceptional amount of living space across two floors, with off-road parking for up to four vehicles and an enclosed wraparound garden, this is a must-view property for families seeking a truly versatile and spacious home.

To the front, an impressive block-paved driveway provides off-road parking for up to four vehicles, with a wooden gate providing access to the garden. To the rear, the garden wraps around the whole property, finished with a slabbed area and enclosed by a combination of wooden and concrete perimeter fencing, with an outside shed benefitting from electrics and lighting.

Internally, the ground floor is nothing short of outstanding for a property of this type, comprising an entrance porch, entrance hall, a ground floor shower room, two ground floor bedrooms — one with its own en-suite — and a vast extended open-plan lounge, dining, and kitchen area with double doors opening directly onto the garden. To the first floor are two further bedrooms and a landing with loft access.

With four bedrooms, two ground floor reception rooms, two shower rooms, and an expansive open-plan living space, this property truly delivers on space, flexibility, and kerb appeal — and must be viewed to be fully appreciated.

Contact Seths to arrange a viewing

GROUND FLOOR

ENTRANCE PORCH

Tiled flooring, double-glazed windows to the front and side aspects. Accessed via a uPVC door. Second uPVC door providing access into the entrance hall.

ENTRANCE HALL

9'1" x 6'0"

Laminate flooring, radiator, storage cupboard beneath the stairs housing the consumer unit. Stairs leading to the first floor. Provides access to the ground floor bedroom, ground floor shower room and lounge.

SHOWER ROOM

5'10" x 5'10"

Vinyl flooring, tiled walls, standing radiator, shower cubicle with mixer function and rain head, wash hand basin with vanity unit, WC.

LOUNGE

16'3" x 11'6"

Laminate flooring, radiator, double-glazed window to the front aspect. Open access through to the extended kitchen and dining area.

EXTENDED KITCHEN & DINING ROOM

26'8" x 9'10"

Laminate flooring, two radiators, dining area, base and high-level units, four-ring gas hob with oven and integrated extractor over, stainless steel sink, space and plumbing for washing machine, space for large fridge freezer, partially tiled walls, double-glazed window to the side aspect. uPVC double doors providing access to the rear garden. Provides access to second ground floor bedroom.

BEDROOM ONE

12'7" x 7'1"

Laminate flooring, radiator, double-glazed window to the front aspect.

BEDROOM TWO

19'2" x 7'0"

Laminate flooring, radiator, double-glazed window to the front aspect. Provides access to the en-suite.

EN-SUITE

6'3" x 5'10"

Tiled flooring, tiled walls, standing radiator, shower cubicle with mixer function, wash hand basin with vanity unit, WC, double-glazed window to the rear aspect.



FIRST FLOOR

LANDING

7'0" x 6'3"

Laminate flooring, double-glazed window to the rear aspect. Provides access to all first-floor rooms.

BEDROOM ONE

11'6" x 9'2"

Laminate flooring, radiator, double-glazed window to the front aspect.

BEDROOM TWO

14'4" x 6'3"

Laminate flooring, radiator, built-in storage cupboard over the staircase, loft hatch, double-glazed window to the front aspect.

OUTSIDE

To the rear, the property features a slabbed garden, partially secluded by a combination of wooden and concrete perimeter. There is access to an outbuilding/shed with electrics and lighting. The garden wraps around the whole property with a wooden gate providing access to the front driveway. To the front, the

property benefits from a large block-paved driveway providing off-road parking for up to four vehicles. A wooden gate provides access to the garden and a uPVC porch provides entry into the accommodation.

FREEHOLD

COUNCIL TAX BAND - B

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: D

Council Tax Band: C (Leicester)

Council Tax Rate: £2,247.78

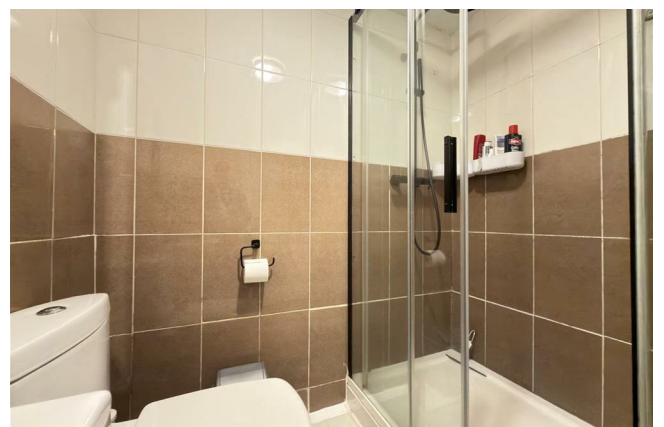
Mains Gas: Yes

Mains Electricity: Yes

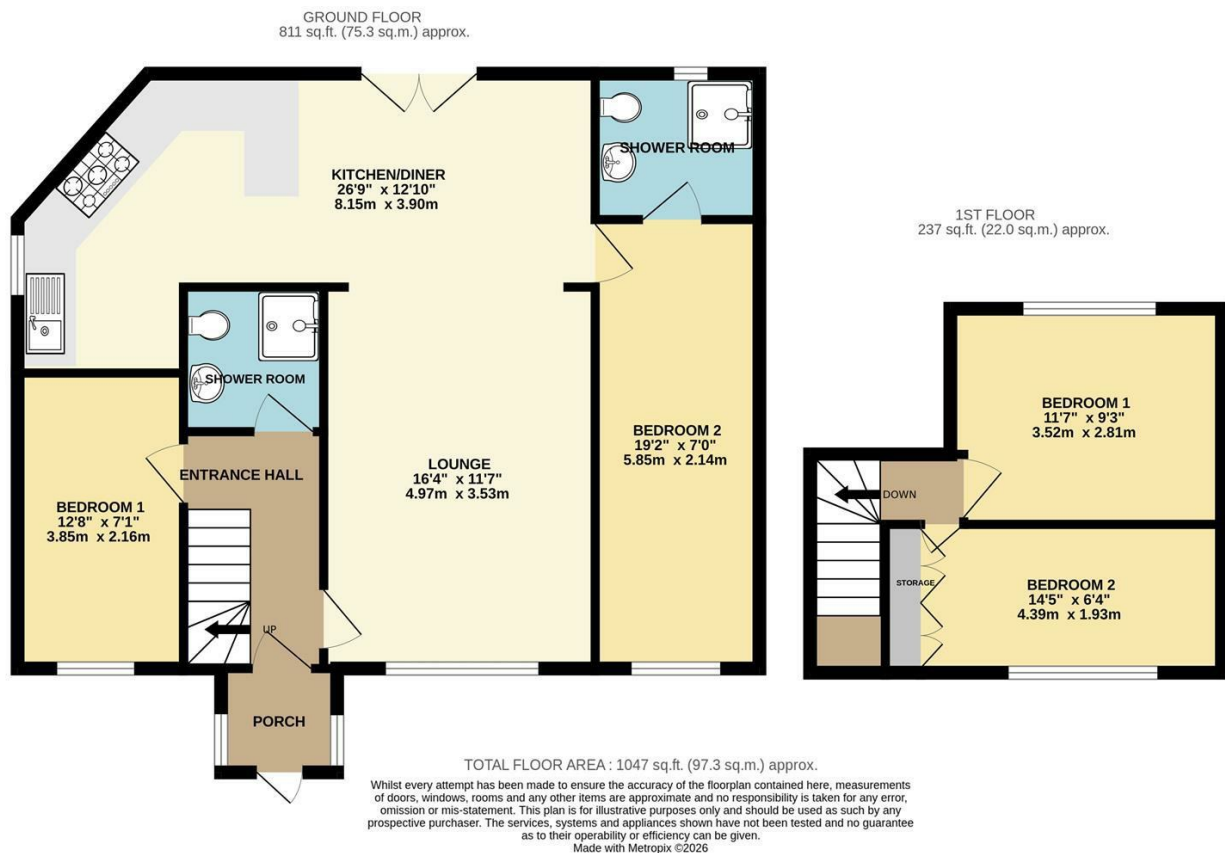
Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband



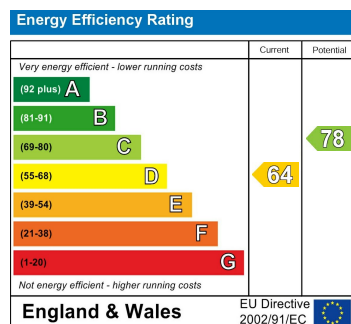




Council Tax Band

C

Energy Performance Graph



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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.